

# Application for Design Review by the County Coastside Design Review Committee

County Government Center ■ 455 County Center ■ Redwood City CA 94063  
Mail Drop PLN 122 ■ 650 • 363 • 4161 ■ FAX 650 • 363 • 4849

Permit #: PLN 2022-00173  
Other Permit #: \_\_\_\_\_

## 1. Basic Information

### Applicant:

Name: Marina Farbovsckaya  
Address: 434 Bally Way  
(415) 602-2290 Zip: 94044  
Phone, W: \_\_\_\_\_ H: \_\_\_\_\_  
Email: TBSR @ earthlink.net

### Owner (if different from Applicant):

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip: \_\_\_\_\_  
Phone, W: \_\_\_\_\_ H: \_\_\_\_\_  
Email: \_\_\_\_\_

### Architect or Designer (if different from Applicant):

Name: Igor Klejner  
Address: 2076 16th Av SF Zip: 94116  
Phone, W: \_\_\_\_\_ H: \_\_\_\_\_ Email: \_\_\_\_\_

### Project location:

APN: 036-103-620  
Address: 700 George Street  
Zip: 94037  
Zoning: R1/S-17  
Parcel/lot size: 6250 sq. ft.

### Site Description:

- Vacant Parcel
- Existing Development (Please describe): \_\_\_\_\_

### Project:

- New Single Family Residence: 2890 sq. ft.
- Addition to Residence: \_\_\_\_\_ sq. ft.
- Other: detached garage  
8400 sq. ft.

### Additional Permits Required:

- Certificate of Compliance Type A or Type B
- Coastal Development Permit
- Fence Height Exception (not permitted on coast)
- Grading Permit or Exemption
- Home Improvement Exception
- Non-Conforming Use Permit
- Off-Street Parking Exception
- Variance

### Describe Project:

New construction  
traditional style home  
with detached garage  
all materials earth tone

**Materials and Finish of Proposed Buildings or Structures**

Fill in Blanks:	Material	Color/Finish <small>(If different from existing, attach sample)</small>	Check if matches existing
a. Exterior walls	Siding	grey	<input type="checkbox"/>
b. Trim	Wood	flat brown	<input type="checkbox"/>
c. Windows	wood / fiber glass	flat gray / brown	<input type="checkbox"/>
d. Doors	Wood	natural	<input type="checkbox"/>
e. Roof	metal seam	brown	<input type="checkbox"/>
f. Chimneys	-		<input type="checkbox"/>
g. Decks & railings	-		<input type="checkbox"/>
h. Stairs	-		<input type="checkbox"/>
i. Retaining walls	concrete / rock masonry		<input type="checkbox"/>
j. Fences	cedar	natural	<input type="checkbox"/>
k. Accessory buildings	-		<input type="checkbox"/>
l. Garage/Carport	siding	grey	<input type="checkbox"/>

**APPLICANT'S STATEMENT OF COMPLIANCE**

To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

(optional) Applicant's Statement of project compliance with standards and guidelines (check if attached).

**STATEMENT OF CERTIFICATION**

I hereby certify that the information stated above and on forms, plans, and other materials submitted herewith in support of the application is true and correct to the best of my knowledge. It is my responsibility to inform the County of San Mateo through my assigned project planner of any changes to information represented in these submittals.

Owner: Marina Pastorskaya Applicant: Pastorskaya

Date: \_\_\_\_\_ Date: \_\_\_\_\_

# Certificate of Exemption or Exclusion from a Coastal Development Permit

Permanent Record  
Microfilming Required

Permit #: PLN 2022-00173  
Permit #: BLD \_\_\_\_\_

## 1. Basic Information

Owner Name: elarina Pastovskaya  
Address: 434 Bally Way  
Pacific CA Zip: 94044  
Phone, W: (415) 602-2200  
Email Address: TBSR@earthlink.net

Applicant Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip: \_\_\_\_\_  
Phone, W: \_\_\_\_\_ H: \_\_\_\_\_  
Email Address: \_\_\_\_\_

## 2. Project Information

Project Description:  
New Construction of  
approx. 2890 sq. ft.  
traditional style home  
with detached garage  
400 sq. ft.

Assessor's Parcel Number(s):  
036 - 103 - 620  
\_\_\_\_\_  
\_\_\_\_\_

Existing water source:  
 Utility connection \_\_\_\_\_  
 Well \_\_\_\_\_

Proposed water source:  
 Utility connection MWSD  
 Well \_\_\_\_\_

Staking of well location and property lines are required.  
 Provide site plan depicting location and all trees.  
 Will this require any grading or vegetation/tree removal? Yes  No

If Yes, additional permits may be required. Such as: Tree Removal Permit, Grading Permit, Land Clearing Permit, Coastal Development Permit.

## 3. Signatures

We have reviewed this form as completed above and the basis for this exemption or exclusion. The information herein and the basis for exemption or exclusion are true and correct to the best of our knowledge and we hereby agree to carry out this project in accordance with the terms of the exemption/exclusion category selected on reverse. We also understand and agree that any exemption or exclusion issued for a water well and/or storage tank in the single family exclusion area will be invalidated in the event the future house, the well, and/or storage tank requires a variance.

Pastovskaya 5/16/2022  
Owner Date

\_\_\_\_\_  
Applicant Date

(Both Owner and Applicant must Sign this Application for Exemption or Exclusion accompanies a Building Permit Application for which the Applicant is an agent for the Owner acceptable to the Building Inspection Section.)

# Staff Use Only

## 4. Basis of Exemption or Exclusion

Use attached review sheet to determine basis of exemption and whether project qualifies. Review basis of exemption with applicant/owner and initial appropriate category below:

**Initial**

- A. Improvements to Existing Single Family Residence. [PRC 30610(a), CCR13250, ZR 6328.5(a)]
- B. Improvements to Existing Structure Other Than Single Family Residence or Public Works Facility. [PRC 30610(b), CCR13253, ZR 6328.5(b)]
- C. Existing Navigation Channel. [PRC 30610(c), ZR 6328.5(c)]
- D. Repair or Maintenance Activity. [PRC 30610(d), CCR13252, ZR 6328.5(d)]
- E. Single Family Residence Categorical Exclusion Area. [PRC 30610(e), CCR13240, AB 643, ZR 6328.5(e)]
- F. Agriculturally-Related Development Categorical Exclusion Area. [PRC 30610(e), CCR13240, ORDERS E-79-7 and E-81-1, ZR 6328.5(e)]
- G. Utility Connections. [PRC 30610(f), ZR 6328.5(f)]
- H. Replacement of Structures Following Disasters. [PRC 30610(g), ZR 6328.5(g)]
- I. Emergency Activities. [PRC 30611, ZR 6328.5(h)]
- J. Lot Line Adjustment. [ZR 6328.5(i)]
- K. Land Division for Public Recreation Purposes. [ZR 6328.5(l)]

## 5. Well Inspection: All Coastal Zone Areas

- Required                       Not Required

Inspection made by: \_\_\_\_\_

Date of Inspection: \_\_\_\_\_

Yes	No
<input type="checkbox"/>	<input type="checkbox"/> Removal of trees?
<input type="checkbox"/>	<input type="checkbox"/> If Yes, is tree removal permit included?
<input type="checkbox"/>	<input type="checkbox"/> Trimming of trees?
<input type="checkbox"/>	<input type="checkbox"/> Excessive removal of vegetation?
<input type="checkbox"/>	<input type="checkbox"/> Excessive grading? (If Yes, CDP is required)
<input type="checkbox"/>	<input type="checkbox"/> Erosion control plan required?

**Approval of Permit is subject to the following: (check if applicable)**

- Submittal and Approval of a Tree Removal Permit
- Submittal and Approval of a Grading Permit
- Submittal and Approval of an Erosion Control Plan
- Submittal and Approval of a Coastal Dev. Permit

## 6. Approval

I have reviewed the above-described project and have determined that it meets all criteria for the exemption/exclusion checked above.

**Exemption/Exclusion is approved.**

Planning Department

Date

Project is subject to the following condition(s) of approval:

\_\_\_\_\_

\_\_\_\_\_

## 7. Processing

- Fee collected
- Original Certificate of Exemption to Building Inspection file.
- Copies of Certificate of Exemption to:
  1. Applicant/Owner.
  2. Planning Department Exemption Binder.
  3. Any relevant Planning or Building Inspection files.
  4. California Coastal Commission, 45 Fremont Street, Suite 2000, San Francisco, CA 94105
- Update Permit\* Plan Case Screen and Activities

# Environmental Information Disclosure Form

Planning and Building Department

PLN 2022-00173  
 BLD \_\_\_\_\_

Project Address: 700 George Street

Name of Owner: Marina Pastovskaya

Address: 434 Bally Way  
Pacific, CA Phone: 415 602 2230

Assessor's Parcel No.: 036 103 - 620

Name of Applicant: \_\_\_\_\_

Zoning District: RI / S-17

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

## Existing Site Conditions

Parcel size: 6250 sq. ft.

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation).

Relatively flat (~1.2% grade)  
vacant lot, grasses & few block excelsior

## Environmental Review Checklist

### 1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Removal of mature tree(s) ( ≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : _____ c.y. Fill: _____ c.y.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

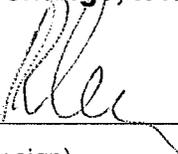
\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. National Marine Fisheries Rule 4(d) Review		
Yes	No	Will the project involve:
<input type="checkbox"/>	<input type="checkbox"/>	a. Construction outside of the footprint of an existing, legal structure?
<input type="checkbox"/>	<input type="checkbox"/>	b. Exterior construction within 100-feet of a stream?
<input type="checkbox"/>	<input type="checkbox"/>	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
<input type="checkbox"/>	<input type="checkbox"/>	d. Land-use within a riparian area?
<input type="checkbox"/>	<input type="checkbox"/>	e. Timber harvesting, mining, grazing or grading?
<input type="checkbox"/>	<input type="checkbox"/>	f. Any work inside of a stream, riparian corridor, or shoreline?
<input type="checkbox"/>	<input type="checkbox"/>	g. Release or capture of fish or commerce dealing with fish?
<b>Please explain any "Yes" answers:</b>		

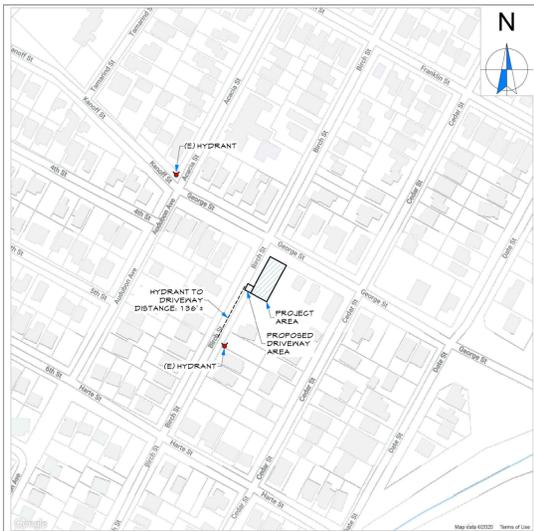
3. National Pollutant Discharge Elimination System (NPDES) Review		
Yes	No	Will the project involve:
<input type="checkbox"/>	<input type="checkbox"/>	a. A subdivision or Commercial / Industrial Development that will result in the addition or replacement of <b>10,000 sq. ft.</b> or more of impervious surface? If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.
<input type="checkbox"/>	<input type="checkbox"/>	b. Land disturbance of <b>1 acre</b> or more of area? If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) <b>prior</b> to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

**Certification**

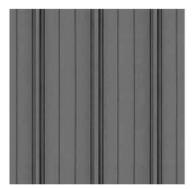
I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

Signed:  Date: 5/16/2022

(Applicant may sign)



**C** MAP  
NOT TO SCALE



**ROOFING**  
Metal seam coating color  
graphite DARK GRAY



**WINDOWS AND DOORS**  
Fiber glass - Light Oak



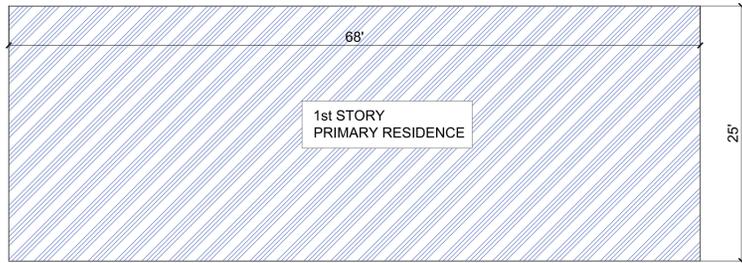
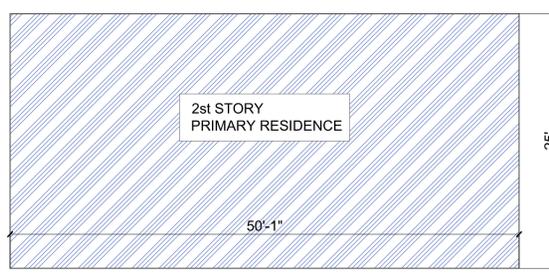
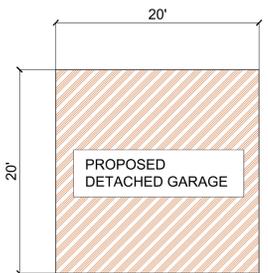
**WALL SIDING**  
Fiber cement siding - GRAY



**WALL STCTIONS**  
STONE VENEER  
M-ROCK  
Alleghany colonial  
COBBLE STONE



**EXTERIOR LIGHT**  
FORTE LIGHTING  
MODEL: 17103-04  
DARK SKY COMPLIANT



**B** FLOOR AREA MEASUREMENT 1/8"  
SCALE 1/8" = 1'-0"

SEET INDEX

SEET	TITLE
A 1.0	-COVER SHEET -SITE PLAN
A 1.1-A 1.4	-ILLUSTRATIONS
A 2.0	-FLOOR PLAN
A 3.0	-EXTERIOR ELEVATIONS -DETACHED CROSSSECTION FLOOR PLAN & ELEVATIONS
A 5.0	-DETACHED GARAGE
E 1.0	-ELECTRICAL PLANS
EN 1.0	-CF 1R ENERGY DOCUMENTS
EN 2.0	-CF 1R ENERGY DOCUMENTS
L 1.0	-LANDSCAPING PLAN
CO.1	-GENERAL NOTES
C 1.0	-SITE & GRADING PLAN
C 1.1	-DRAINAGE PLAN
C 1.2	-UTILITY PLAN
C 2.0	-DETAILS
C 2.1	-DETAILS
C 2.2	-SECTIONS
C 2.3	-DETAILS
C 3.0	-EROSION CONTROL PLAN
C 3.1	-EROSION CONTROL DETAILS
C 3.2	-BEST PRACTICE MANAGEMENT
C 4.0	-WATER SERVICE DETAILS
C 4.1	-WATER SERVICE DETAILS
C 5.0	-SEWER LATERAL DETAILS
S 1.0	-STANDATR NOTES
S 2.0	-FOUNDATION PLAN
S 3.0	-FRAMING PLAN
S 4.0	-BUILDING SECTIONS
S 5.0	-FOUNDATION DETAILS
S 5.1	-FOUNDATION/GRADING DET
S 6.0	-FRAMING DETAILS
S 6.1	-FRAMING DETAILS
WSW 1	-STRONG-WALL WSW ANCHORAGE DETAILS
WSW 4	-STRONG-WALL WSW PORTAL SYSTEM FRAMING DETAILS
SU-1	-BOUNDARY AND TOPOGRAPHIC SURVEY

AREA CALCULATIONS

RESIDENCE	
DWELLING TOTAL	2890 SQFT
1 <sup>ST</sup> FLOOR	1700 SQFT
2 <sup>ND</sup> FLOOR	1190 SQFT
DETACHED GARAGE	400 SQFT
SITE	6,254 SQFT

COMPLIANCE CODES (AS AMENDED BY STATE OF CALIFORNIA AND LOCAL JURISDICTION):  
 2019 CALIFORNIA BUILDING CODE  
 2019 CALIFORNIA RESIDENTIAL CODE  
 2019 CALIFORNIA MECHANICAL CODE  
 2019 CALIFORNIA PLUMBING CODE  
 2019 CALIFORNIA ELECTRICAL CODE  
 2019 CALIFORNIA ENERGY CODE  
 2019 CALIFORNIA FIRE CODE  
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

PARCEL NO:  
036-103-620

CONSRTRUCTION TYPE:  
V-B

FIRE SPRINKLERS:  
YES

OMNER:  
MARINA FASTOVSKAYA

ZONING  
R1/S-17



**700 GEORGE ST  
MONTARA, CA 94037**



MAX PARCEL/COVERAGE  
0.35\*6254 sq.ft = 2183.9 sq.ft

MAX BUILDING FLOOR AREA  
6254 sq.ft \*0.53= 3314.62 sq.ft

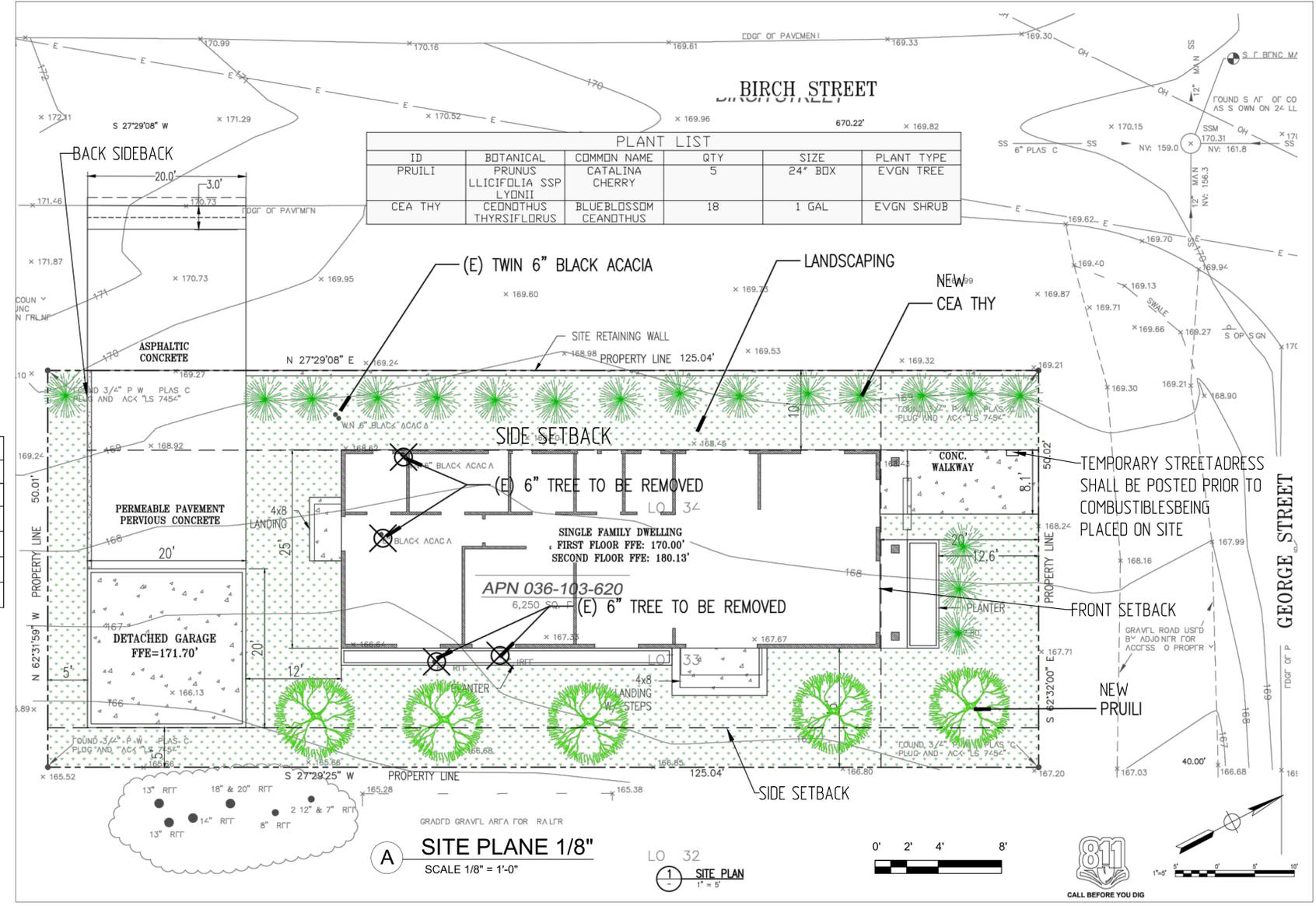
PROPOSED BUILDING  
+First Floor 1700 sq.ft  
+Second Floor 1190 sq.ft

Total 2890 sq.ft

Garage 400 sq.ft

3290 less, than Max Floor 3314.62 sq.ft

For Landscaping Plan, see next page.



MODERN TECHNOLOGY  
RESOURCES INC.  
415.602.2290

700 GEORGE ST  
MONTARA, CA 94037  
APN: 036-103-620

SHEET TITLE  
SITE PLAN

DATE: NOVEMBER 2021  
SCALE: AS SHOWN  
DESIGN: [blank]  
DRAWN: [blank]  
PROJECT#: 21927  
SHEET: 01

REVISIONS

NO. DESCRIPTION DATE BY

1 FOR REVIEW 11-01-2021 IK

2 APPROVED

**A 1.0**

PLANT PALETTE



CEANOTHUS R. H.



FREMONTODENDRON



PRUNUS CAROLINIANA



CARPENTERIA



CISTUS PURPUREUS



RIBES SANGUINEUM



FESTUCA GLAUCA



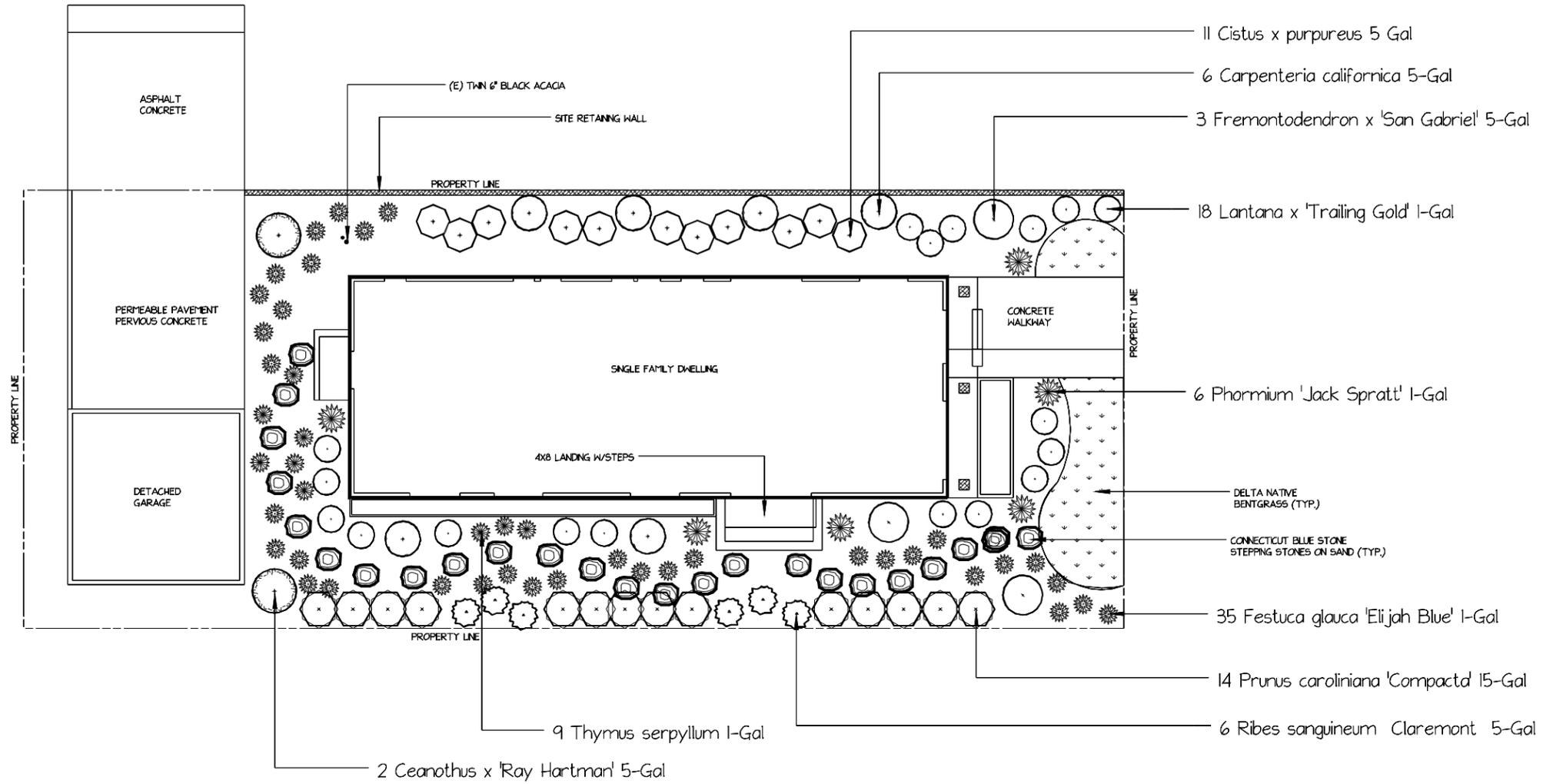
FEPHORMIUM J. S.



THYMUS



LANTANA GOLD



PLANT SCHEDULE

Key	Qty	Botanical Name	Common Name	Size/Condition	Remarks
Trees					
CRH	2	Ceanothus x 'Ray Hartman'	RAY HARTMAN CEANOTHUS	5-Gal	
FSG	3	Fremontodendron x 'San Gabriel'	CALIFORNIA FLANNEL BUSH	5-Gal	
PcC	14	Prunus caroliniana 'Compacta'	COMPACTA CAROLINA LAUREL CHERRY	15-Gal	
Shrubs					
Cc	6	Carpenteria californica	BUSH ANEMONE	5-Gal	
Cis	11	Cistus x purpureus	ORCHID ROCK ROSE	5 Gal	
RsC	6	Ribes sanguineum Claremont	Pink Flowering Currant	5-Gal	
Ornamental Grasses					
FgE	35	Festuca glauca 'Elijah Blue'	ELIJAH BLUE BLUE FESCUE	1-Gal	
Perennials and Annuals					
PJS	6	Phormium 'Jack Spratt'	JACK SPRATT FLAX	1-Gal	
Ts	9	Thymus serpyllum	WILD THYME	1-Gal	
Groundcovers					
LTG	18	Lantana x 'Trailing Gold'	TRAILING GOLD LANTANA	1-Gal	

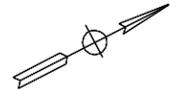
MON JARDIN DESIGN

PRELIMINARY DESIGN

700 GEORGE STREET  
MONTARA, CA 94037

SCALE: 1"=8'-0"

9/27/2022





NO.	DATE	DESCRIPTION	BY	CHK	APP'D
A	11-01-2021	FOR REVIEW			IK

REVISIONS

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415.602.2290

700 GEORGE ST  
MONTARA, CA 94037  
APN: 036-103-620

EXTERIOR

DATE	NOVEMBER 2021
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DRAWN	
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SHEET	OF

A 1-1



NO.	DATE	DESCRIPTION	BY	CHK
1	11-01-2021	FOR REVIEW	IK	IK

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RESOURCES INC.  
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700 GEORGE ST  
MONTARA, CA 94037  
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PROJECT#	21927
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REVISIONS

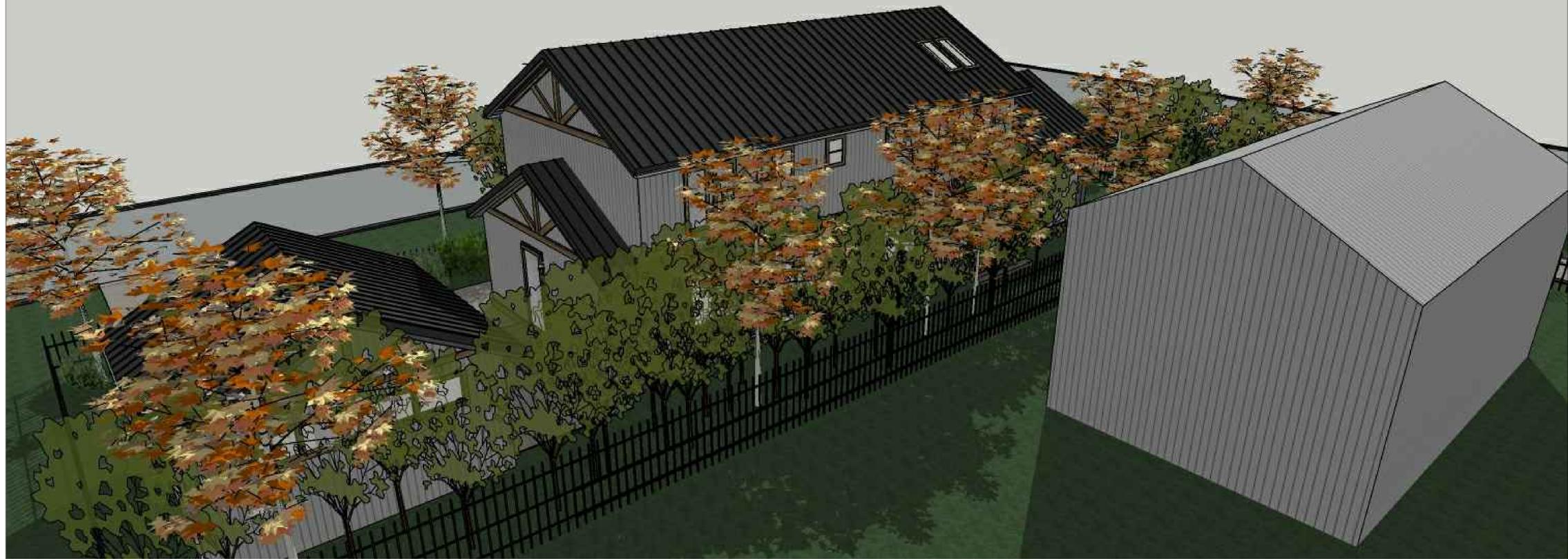
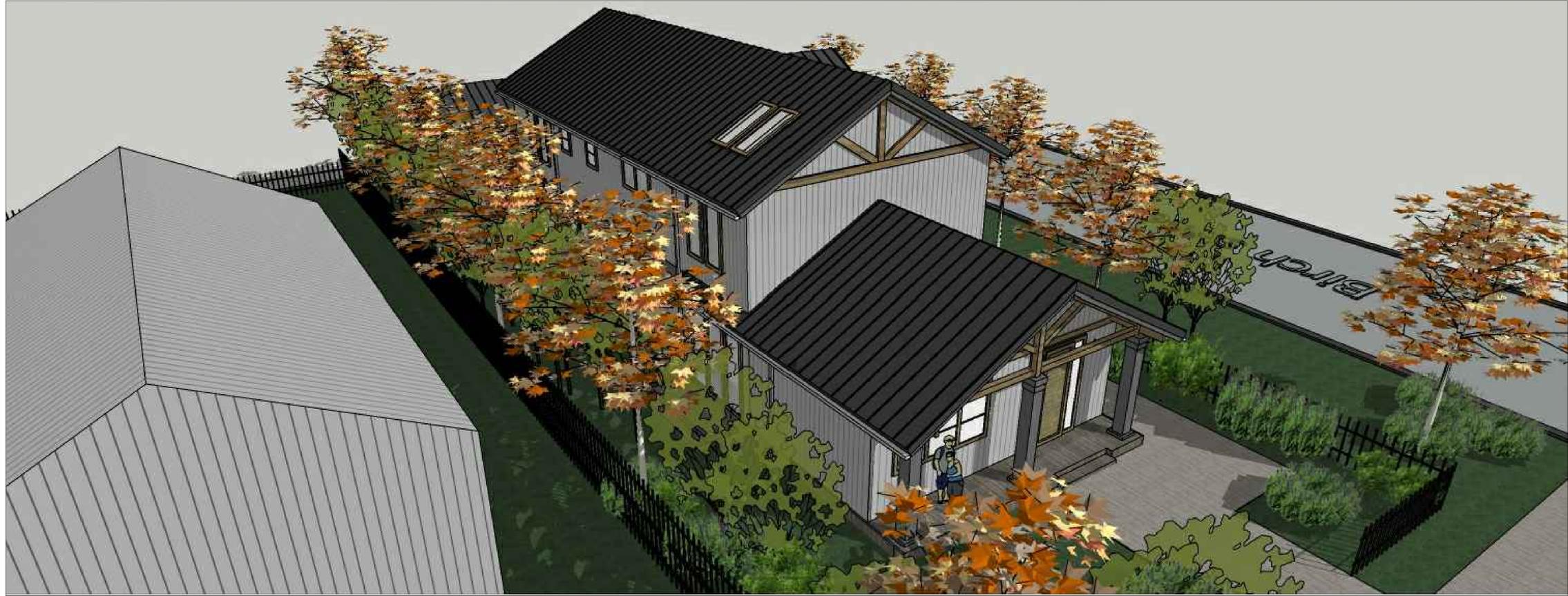
**MODERN TECHNOLOGY  
RESOURCES INC.  
415.602.2290**

**700 GEORGE ST  
MONTARA, CA 94037  
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**EXTERIOR**

DATE	NOVEMBER 2021
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PROJECT#	21927
SHEET	OF

**A 1-3**



DATE	DESCRIPTION	BY	APPROVED
11-01-2021	FOR REVIEW	IK	IK

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RESOURCES INC.  
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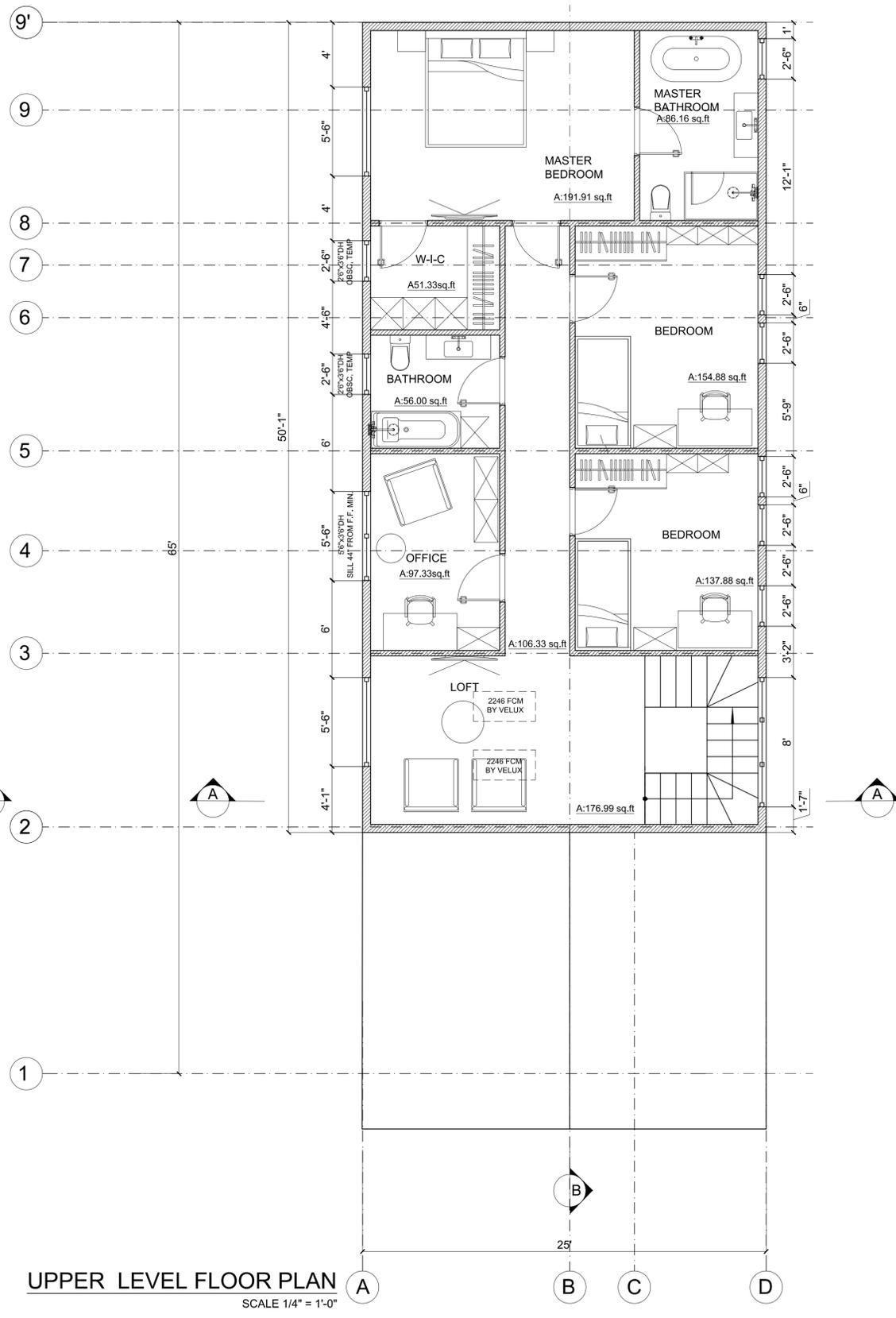
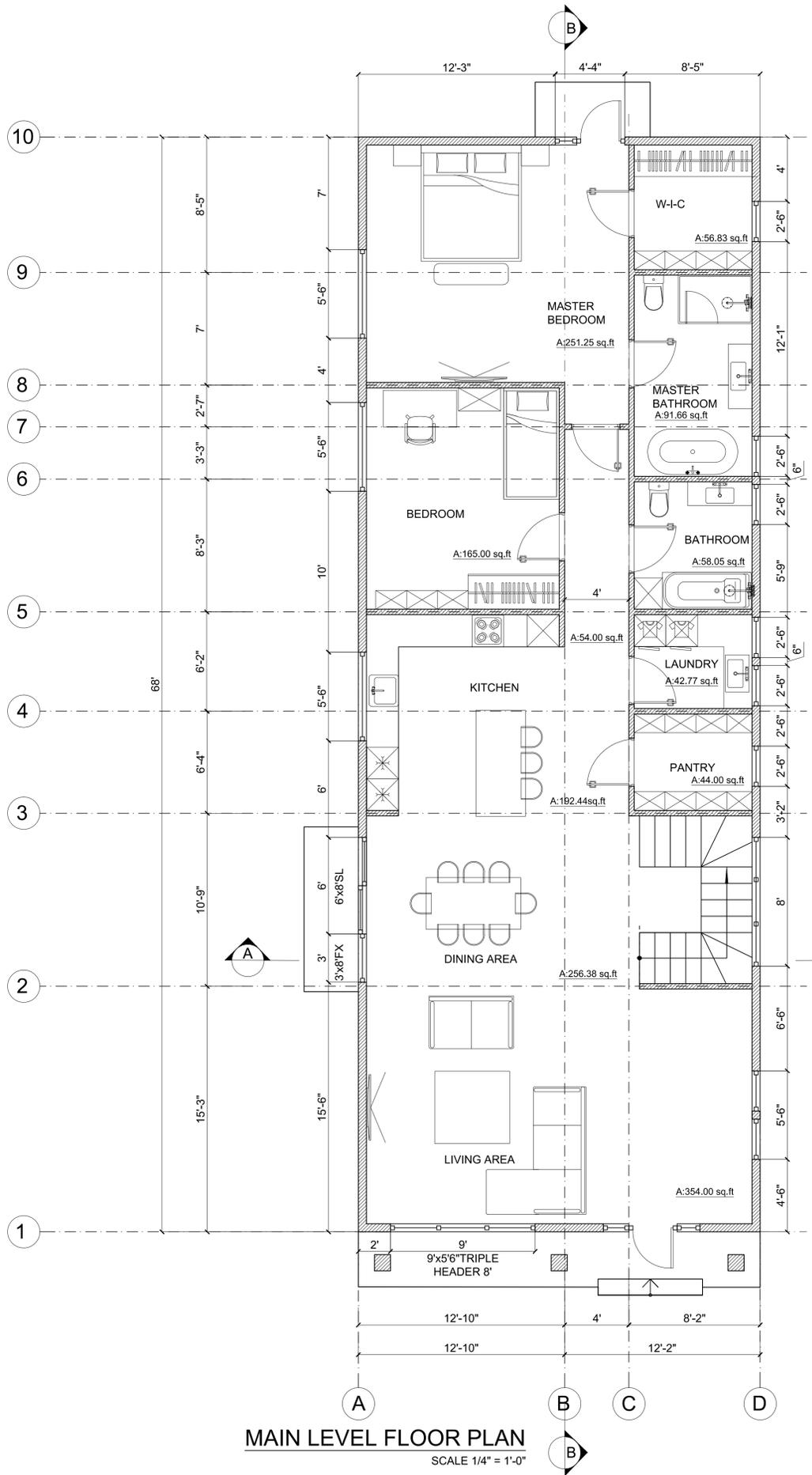
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MONTARA, CA 94037  
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**EXTERIOR**

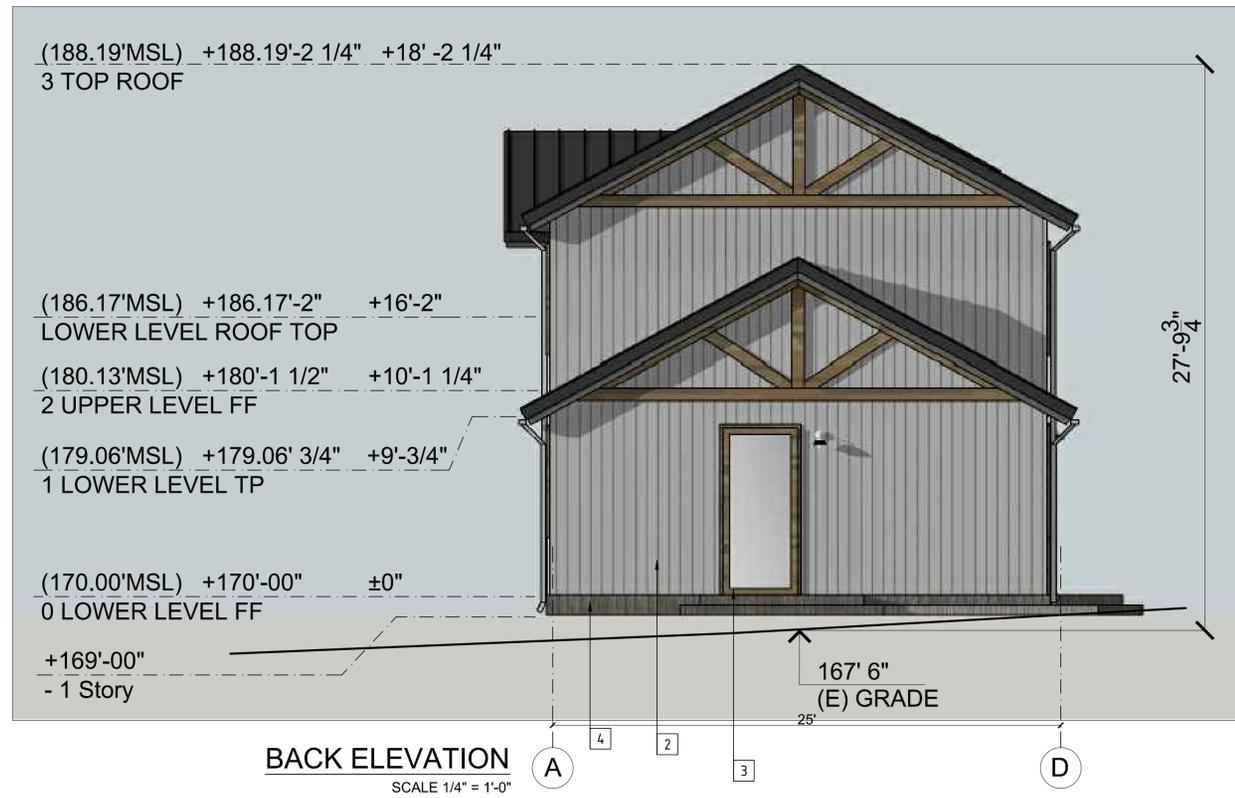
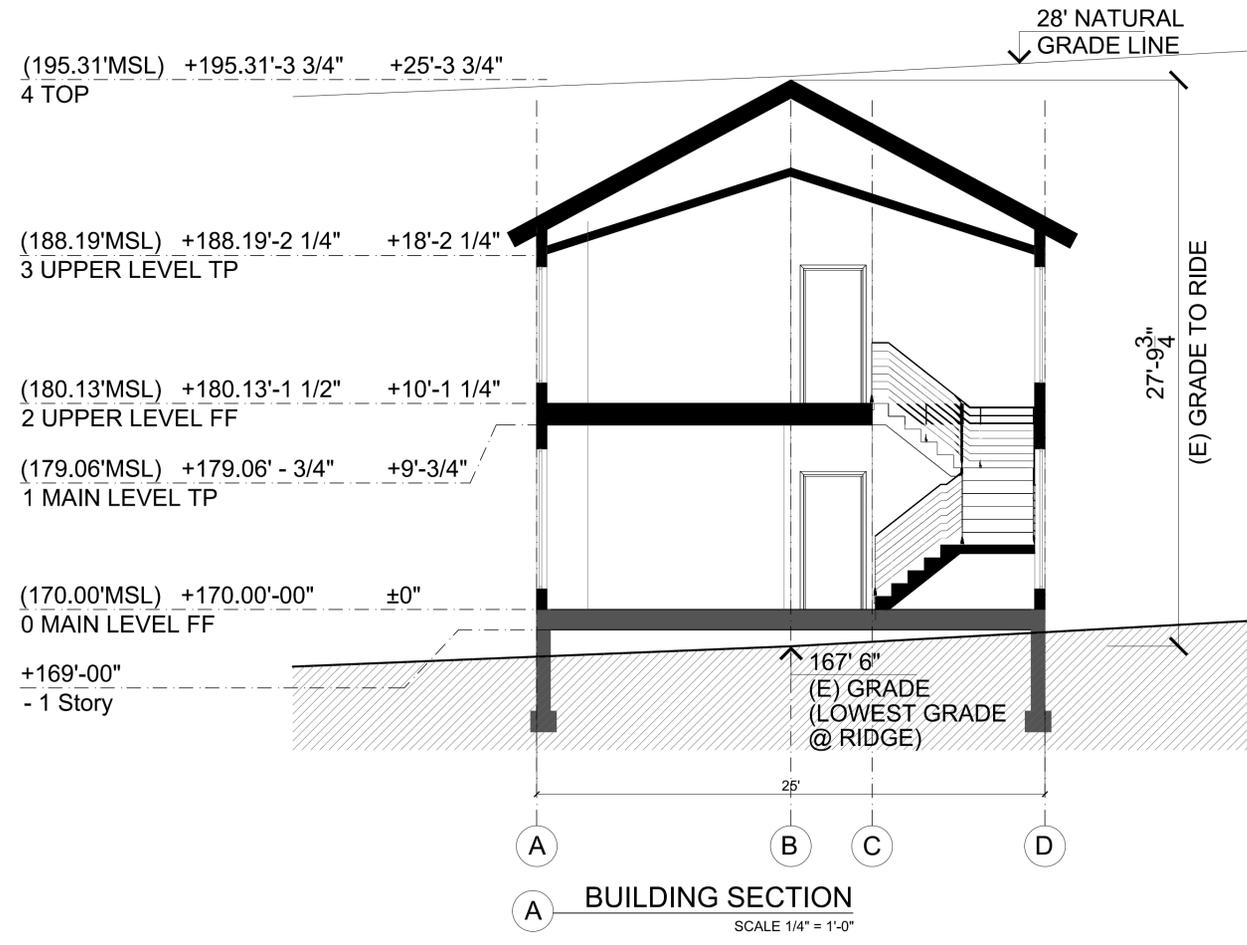
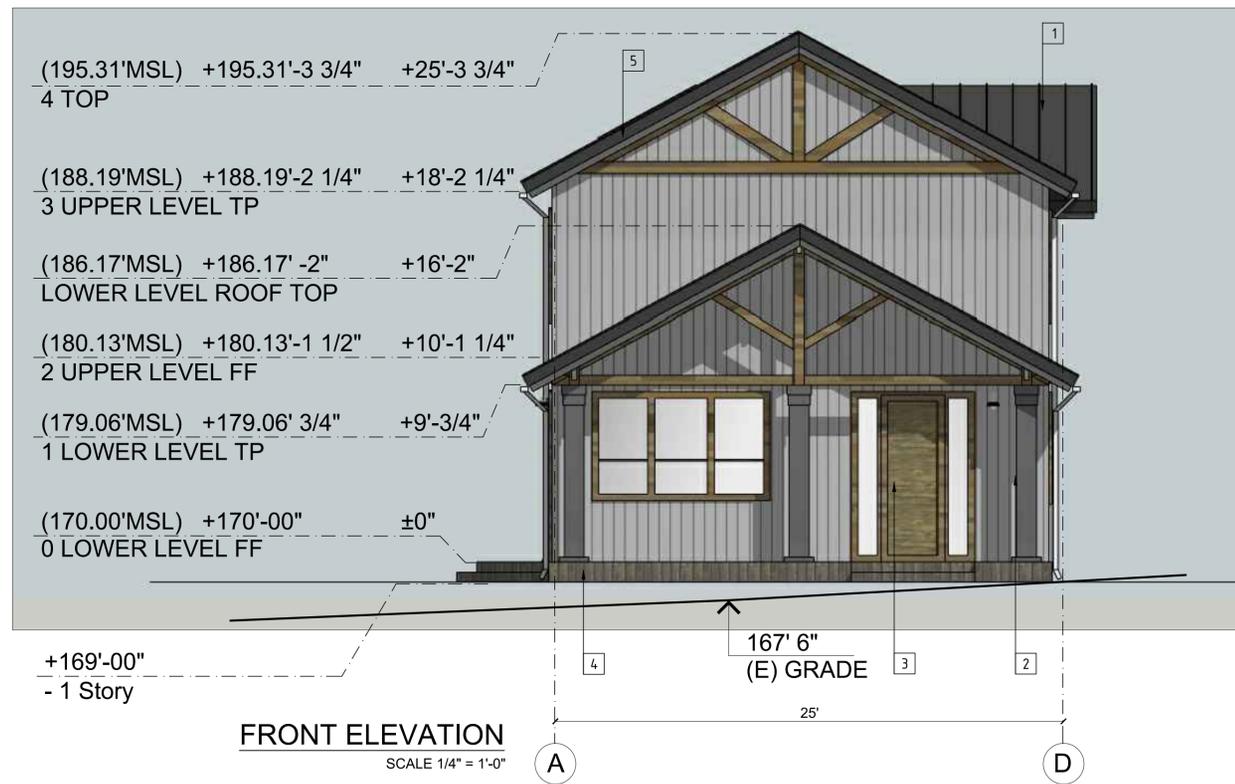
DATE	NOVEMBER 2021
SCALE	AS SHOWN
DESIGN	
DRAWN	
PROJECT#	21927
SHEET	OF

**A 1-4**

REVISIONS



DATE		NOVEMBER 2021												
SCALE		AS SHOWN												
DESIGN														
DRAWN														
PROJECT#		21927												
SHEET		OF												
<p><b>FLOOR PLAN</b></p> <p>700 GEORGE ST MONTARA, CA 94037 APN: 036-103-620</p>		<p>MODERN TECHNOLOGY RESOURCES INC. 415.602.2290</p>												
<p><b>A 2.0</b></p>		<p>REVISIONS</p> <table border="1"> <tr> <td>NO.</td> <td>DESCRIPTION</td> <td>DATE</td> </tr> <tr> <td>A</td> <td>FOR REVIEW</td> <td>11-01-2021</td> </tr> <tr> <td></td> <td>APPROVED</td> <td>IK</td> </tr> <tr> <td></td> <td>BY</td> <td></td> </tr> </table>	NO.	DESCRIPTION	DATE	A	FOR REVIEW	11-01-2021		APPROVED	IK		BY	
NO.	DESCRIPTION	DATE												
A	FOR REVIEW	11-01-2021												
	APPROVED	IK												
	BY													



**FACADE FINISHING**

Nº	NAME	FINISHING	COLOR
1	Roof	Metal seam coating-color graphite	DARK GRAY
2	Wall siding	Fiber cement siding	GRAY
3	Windows and door	Fiber glass-wood	Light Oak
4	Wall sections	Stone veneer n-rock	ALLEGHANY COLONIAL COBBLE STONE
5	Roof elements	Redwood	NATURAL GRAY/BROWN



DATE	NOVEMBER 2021
SCALE	AS SHOWN
DESIGN	
DRAWN	
PROJECT#	21927
SHEET	01

**A 3.0**

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 RESOURCES INC.  
 415.602.2290

700 GEORGE ST  
 MONTARA, CA 94037  
 APN: 036-103-620

FRONT ELEVATION  
 BACK ELEVATION  
 BUILDING SECTION

REVISIONS  
 A FOR REVIEW 11-01-2021 IK

**RIGHT ELEVATION**  
SCALE 1/4" = 1'-0"



SCALE 1/4" = 1'-0"

**LEFT ELEVATION**  
SCALE 1/4" = 1'-0"



REVISIONS	
NO.	DESCRIPTION
A	FOR REVIEW
	DATE: 11-01-2021
	BY: IK
	APPROVED:

**MODERN TECHNOLOGY  
RESOURCES INC.**  
415.602.2290

**700 GEORGE ST  
MONTARA, CA 94037**  
APN: 036-103-620

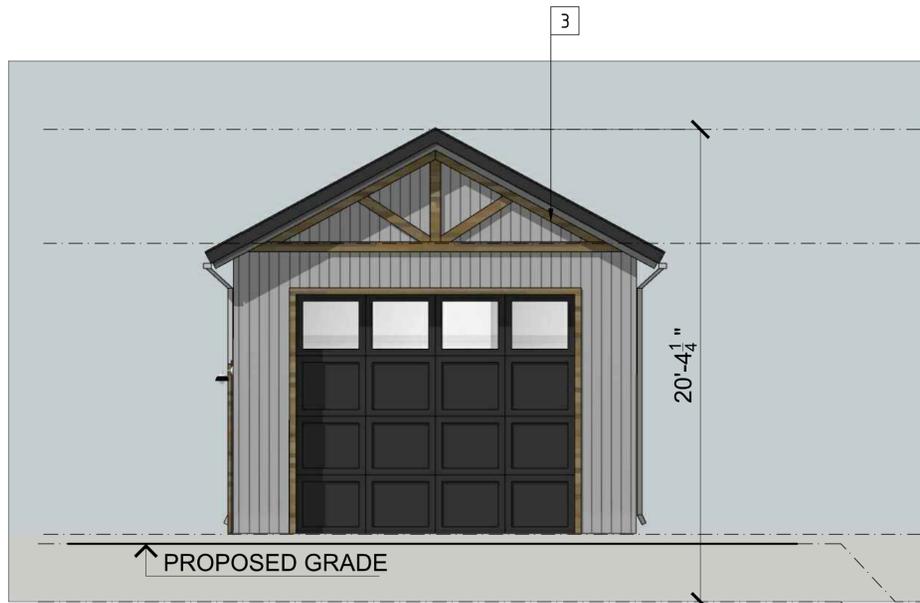
**RIGHT ELEVATION  
LEFT ELEVATION**

DATE	NOVEMBER 2021
SCALE	AS SHOWN
DESIGN	
DRAWN	
PROJECT#	21927
SHEET	OF

**A 4.0**



**LEFT ELEVATION**  
SCALE 1/4" = 1'-0"

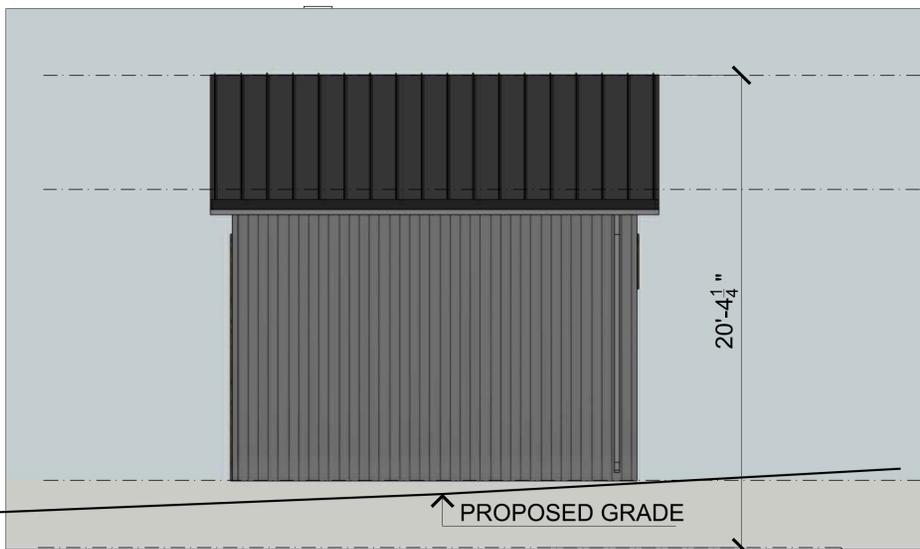


**FRONT ELEVATION**  
SCALE 1/4" = 1'-0"

(187.17'MSL) +187'.17'-2" +16'-4"  
 (181.75'MSL) +181.75'-9" +10'-9"  
 DETACHED GARAGE TP  
 (171.70'MSL) +171.70'+8 1/3" +1'-8 1/3"  
 DETACH GARAGE FF  
 (170.00'MSL) +170'-00" ±0"  
 MAIN LEVEL FF  
 ±167.00'MSL (E) GRADE ±3'-00"

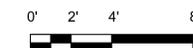


**BACK ELEVATION**  
SCALE 1/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE 1/4" = 1'-0"

+16'-4"  
 DETACHED GARAGE TOP ROOF  
 +10'-9"  
 DETACHED GARAGE TP  
 +1'-8 1/3"  
 DETACH GARAGE FF  
 (E) GRADE ±3'-00"



NO.	DATE	DESCRIPTION	BY	CHK	APP
1	11-01-2021	FOR REVIEW	IK		

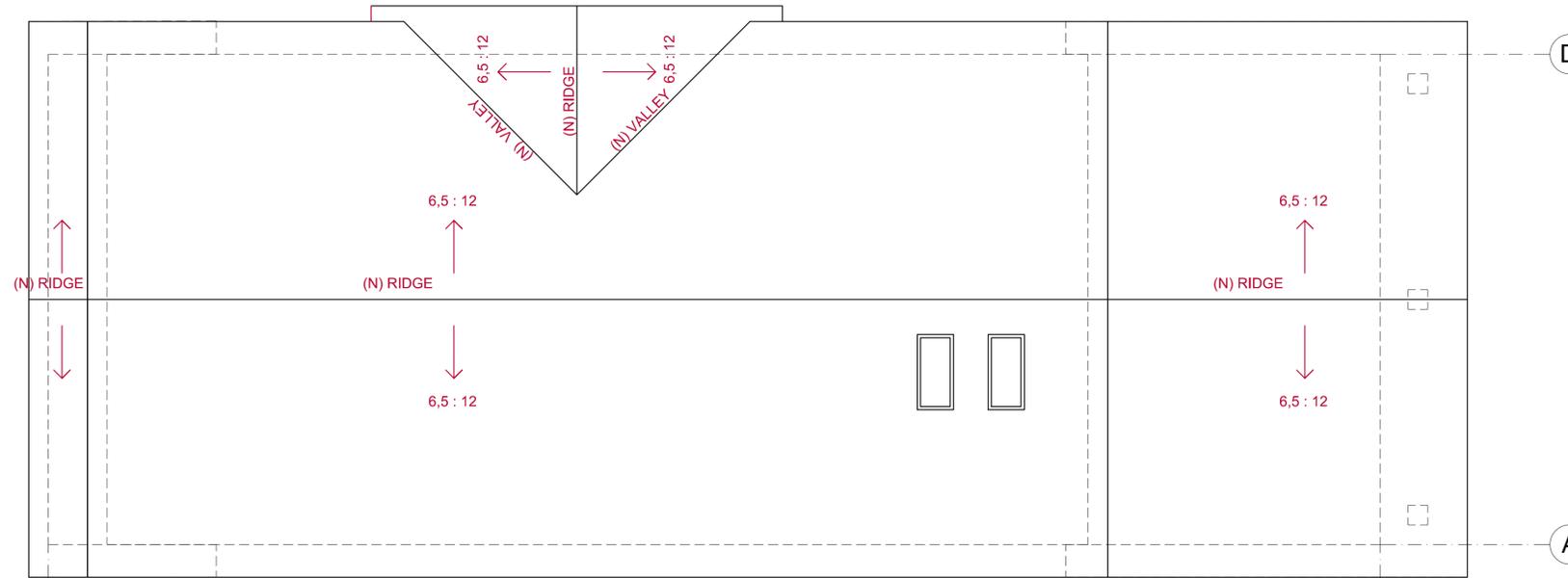
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APN: 036-103-620**

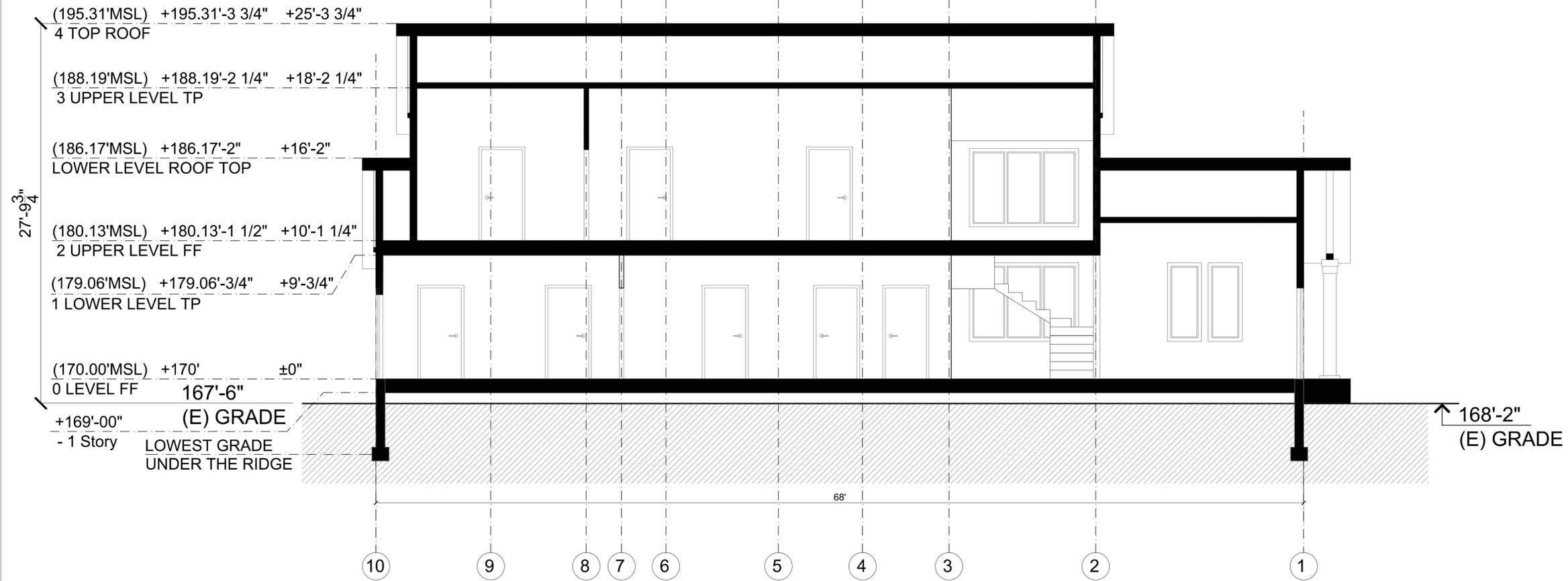
**GARAGE ELEVATION**

DATE	NOVEMBER 2021
SCALE	AS SHOWN
DESIGN	
DRAWN	
PROJECT#	21927
SHEET	01

**A 5.0**



**ROOF PLAN**  
SCALE 1/4" = 1'-0"



**B BUILDING SECTION**  
SCALE 1/4" = 1'-0"



REVISIONS	
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	APPROVED:

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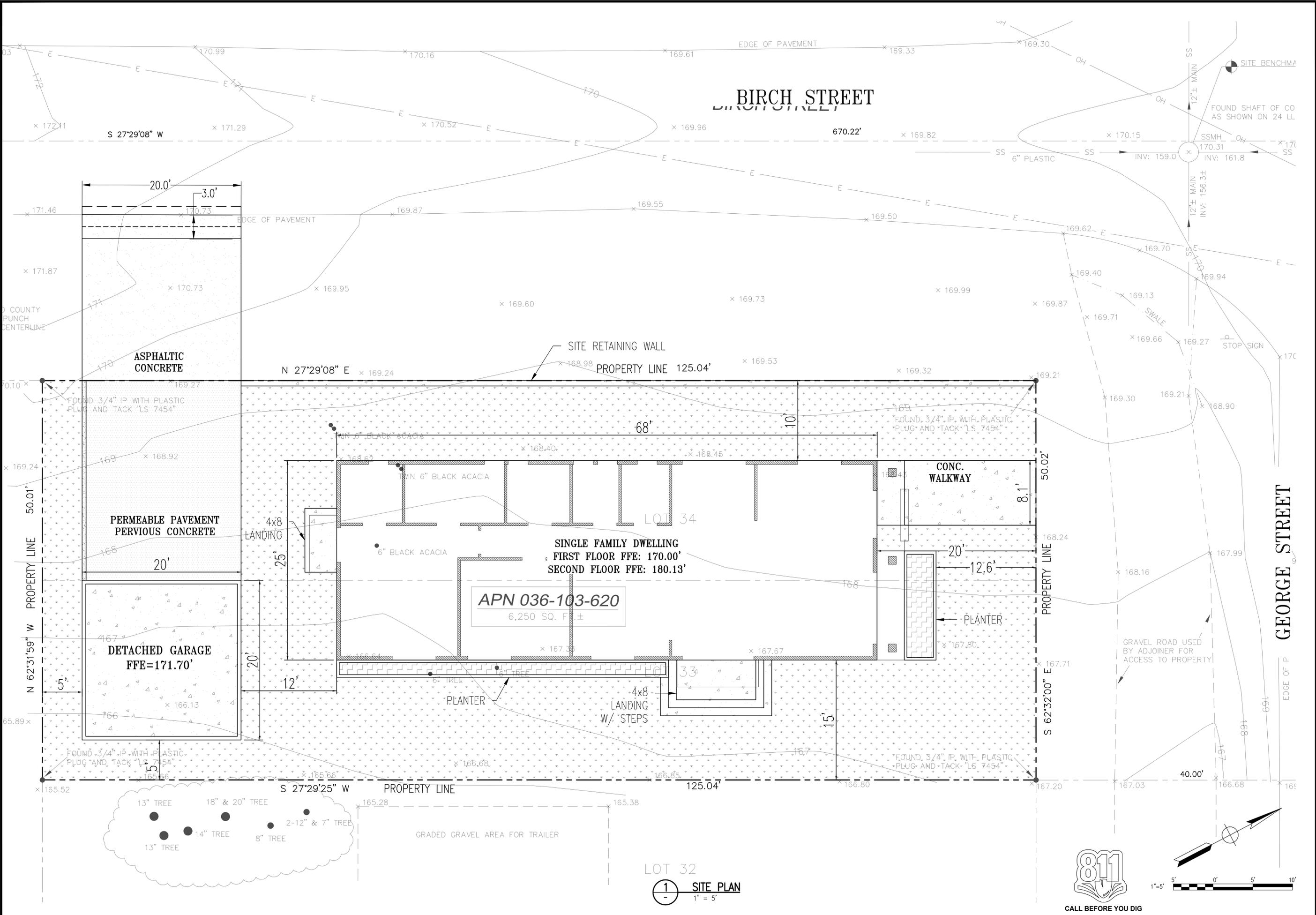
700 GEORGE ST  
MONTARA, CA 94037  
APN: 036-103-620

**ROOF PLAN  
EXTERIOR LIGHT  
BUILDING SECTION**

DATE	NOVEMBER 2021
SCALE	AS SHOWN
DESIGN	
DRAWN	
PROJECT#	21927
SHEET	OF

**A 5.0**





**REVISIONS**

SYMBOL	DESCRIPTION	DATE	APPROVED
A	FOR REVIEW	11-01-21	IK



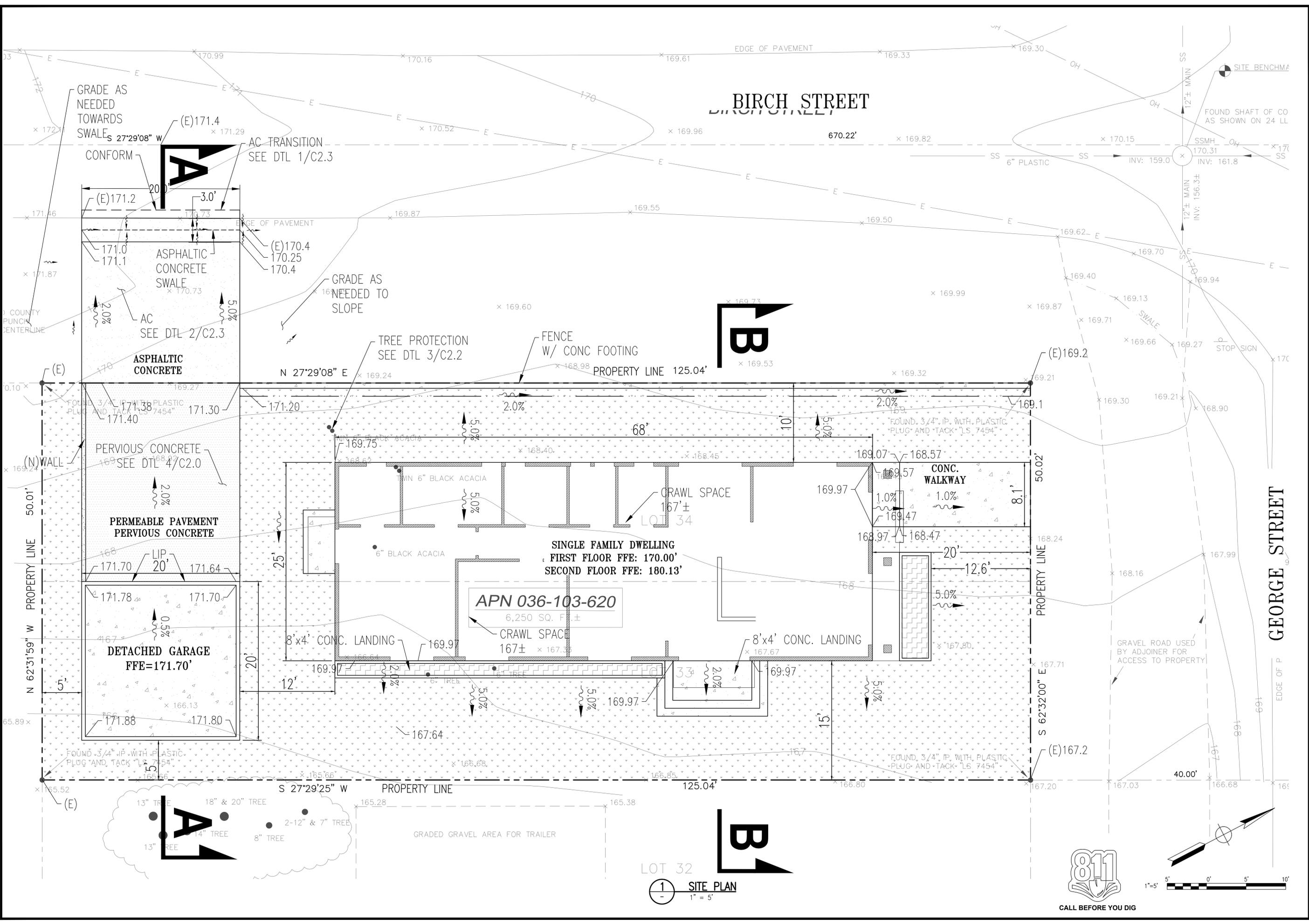
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**700 GEORGE ST @ BIRCH ST**  
**MONTARA, CA 94037**  
**APN: 036-103-620**

**SITE PLAN**

DATE	NOVEMBER 2021
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT	21927
SHEET	2 OF 15

**C1.0**



SYMBOL	DESCRIPTION	DATE	APPROVED
A	FOR REVIEW	11-01-21	IK



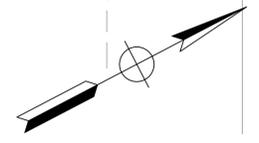
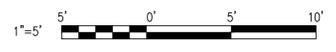
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**MONTARA, CA 94037**  
**APN: 036-103-620**

**GRADING PLAN**

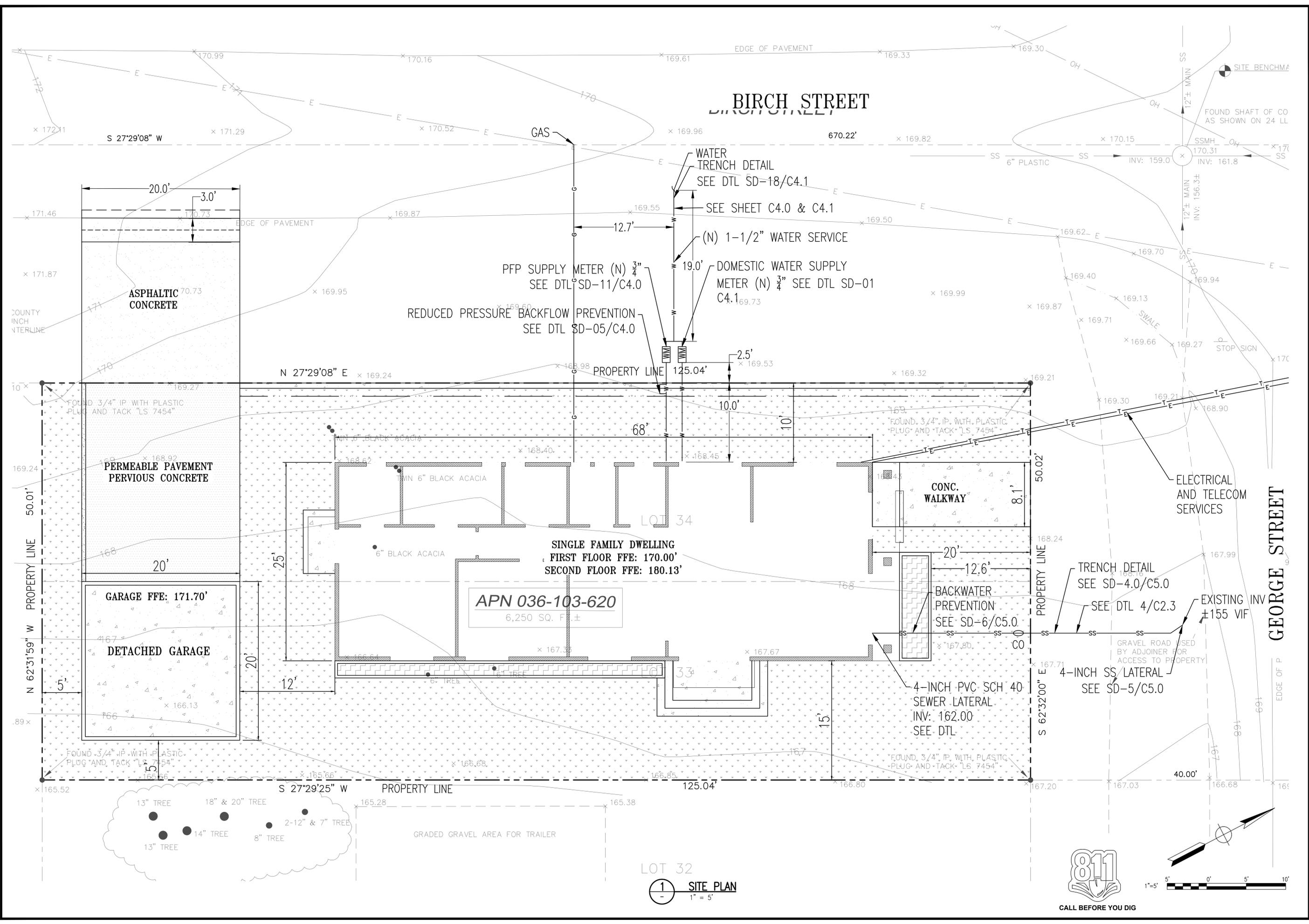
DATE	NOVEMBER 2021
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT	21927
SHEET	3 OF 15

**C1.1**



**LOT 32**  
**1 SITE PLAN**  
1" = 5'





REVISIONS	
SYMBOL	DESCRIPTION
A	FOR REVIEW
DATE	11-01-21
APPROVED	IK



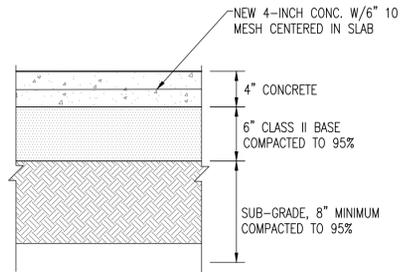
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**700 GEORGE ST @ BIRCH ST**  
**MONTARA, CA 94037**  
**APN: 036-103-620**

**UTILITY PLAN**

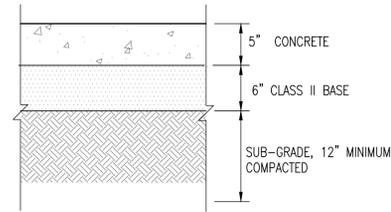
DATE	NOVEMBER 2021
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT	21927
SHEET	5 OF 15

**C1.3**



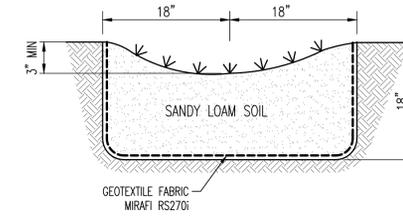
NOTES:  
1. PAVEMENT RESTORATION MUST EQUAL EXISTING SECTION

**1 CONCRETE WALKWAY SECTION**  
NO SCALE

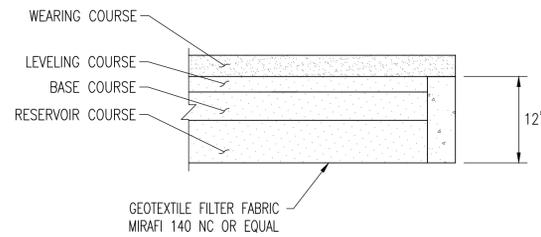


NOTES:  
1. 8 FEET MAX CONSTRUCTION JOINT  
2. #4 REBAR 12" O.C.  
3. BROOM FINISH  
4. SEE ARCH DRAWINGS FOR COLOR

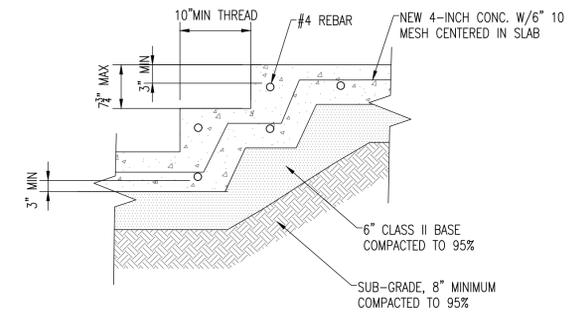
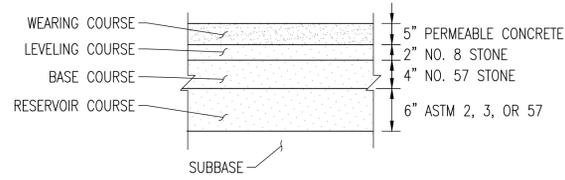
**2 GARAGE SECTION**  
NO SCALE



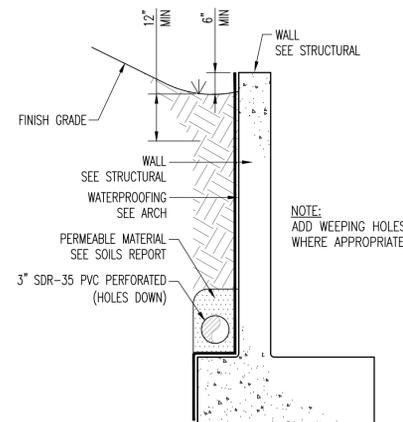
**3 SWALE DETAIL**  
NO SCALE



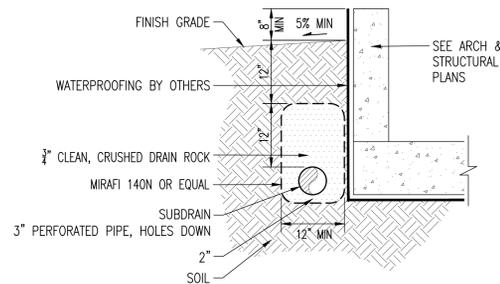
**4 PERMEABLE SURFACE SECTION**  
NO SCALE



**5 CONCRETE STAIR SECTION**  
NO SCALE

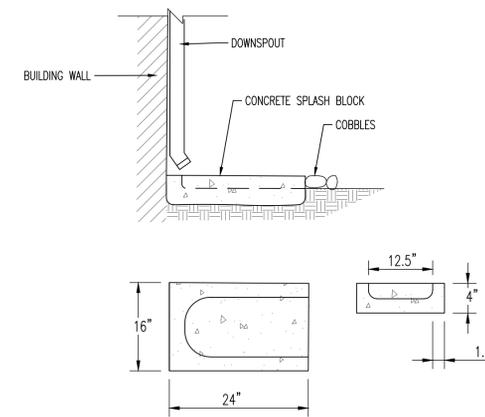


**6 WALL DRAIN SECTION**  
NO SCALE



NOTE:  
PROVIDE CLEANOUTS TO GRADE AT ALTERNATING BENDS OR EVERY 100 LF OF PIPE RUN. CONNECT TO SUBDRAIN VIA WYE CONNECTION. DO NOT USE 90° BENDS. USE 90° SWEEP OR TWO 45° BENDS TO ALLOW FOR EASY CLEANOUT ACCESS

**7 FOUNDATION DRAIN**  
NO SCALE



**3 SPLASH BLOCK**  
NO SCALE

SYMBOL	DESCRIPTION	DATE	APPROVED
A	FOR REVIEW	11-01-21	IK



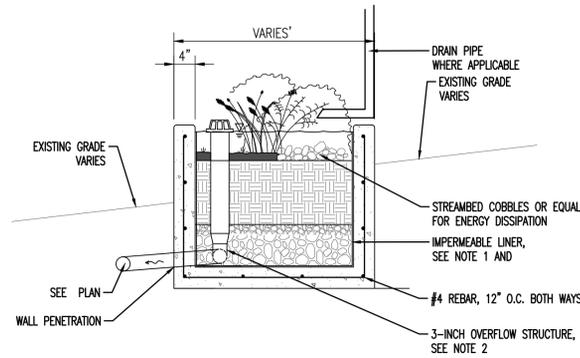
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**700 GEORGE ST @ BIRCH ST  
MONTARA, CA 94037  
APN: 036-103-620**

**DETAILS**

DATE	NOVEMBER 2021
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT	21927
SHEET	6 OF 15

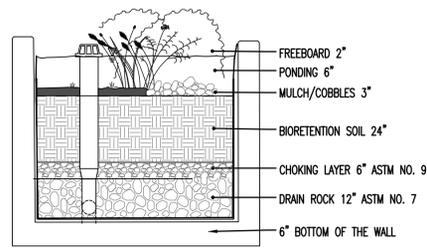
**C2.0**



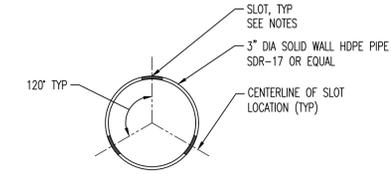
**CONSTRUCTION NOTES:**

1. INTEGRATE WATERPROOFING WITH WALL SYSTEMS INCLUDING WATERPROOF PIPE PENETRATIONS, JOINTS, AND LINER CONNECTIONS.
2. OVERFLOW STRUCTURE (MATERIAL AND WORKMANSHIP) SHALL CONFORM TO APPLICABLE CALIFORNIA BUILDING CODES AND REQUIREMENTS.
3. SEE DETAIL FOR ADDITIONAL DIMENSIONS AND DETAILS.

**1 FLOW THROUGH PLANTER**  
NO SCALE



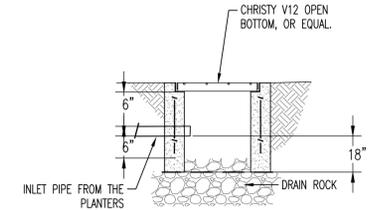
**2 INLET DETAIL**  
NO SCALE



**NOTES:**

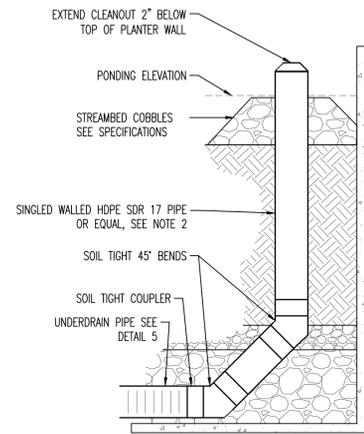
1. UNDERDRAIN PIPE SHALL BE SLOTTED HDPE SDR-17, SINGLE WALL AND DUAL WALL CORRUGATED HDPE PIPE AASHTO M252 AND M294 TYPES C, S, AND D ARE NOT ACCEPTABLE.
2. ALL PERFORATIONS SHALL BE SLOTTED TYPE, MEASURING 0.032 INCH WIDE (MAX), SPACED AT 0.25 INCH (MIN), AND PROVIDING A MINIMUM INLET AREA OF 5.0 SQUARE INCH PER LINEAR FOOT OF PIPE.
3. PERFORATIONS SHALL BE ORIENTED PERPENDICULAR TO LONG AXIS OF PIPE, AND EVENLY SPACED AROUND CIRCUMFERENCE AND LENGTH OF PIPE.
4. SET CROWN OF UNDERDRAIN PIPE AT OR BELOW BOTTOM OF CHOKING COURSE.
5. LONGITUDINAL SLOPE OF UNDERDRAIN PIPE SHALL BE FLAT.

**3 SLOTTED UNDERDRAIN PIPE**  
NO SCALE



GALVANIZED STEEL GRATE VERIFY WITH

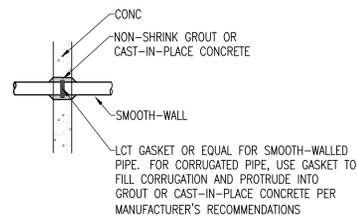
**4 BUBBLER BOX DETAIL**  
NO SCALE



**NOTES:**

1. ALL MATERIAL AND WORKMANSHIP FOR CLEANOUTS SHALL CONFORM TO CALIFORNIA PLUMBING STANDARD SPECIFICATION AND APPLICABLE CODES PER SAN MATEO COUNTY.
2. CLEANOUT PIPE AND FITTINGS SHALL BE SAME SIZE AND MATERIAL AS SLOTTED UNDERDRAIN PIPE.
3. COVER SHALL HAVE A TAMPER RESISTANT LOCKING MECHANISM COVER SHALL INCLUDE CASTING OF "CO" OR EQUAL.
4. CLEANOUT SHALL BE INSTALLED TO ALLOW FOR MAINTENANCE ACCESS TO ALL PIPES.
5. ALL FITTINGS SHALL BE SOIL TIGHT.

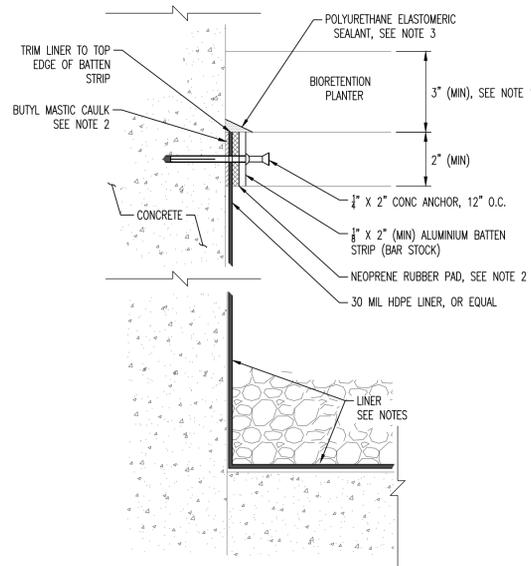
**5 CLEANOUT IN PLANTER**  
NO SCALE



**NOTES:**

1. CUT OPENING IN LINER FOR PIPE TO WITHIN 1/2" OF PIPE OUTSIDE DIAMETER.
2. FILL ANNULAR SPACE WITH 1" MINIMUM GRANULAR BENTONITE FILLET AS SHOWN.
3. APPLY BUTYL MASTIC CAULK AND NEOPRENE RUBBER PAD CONTINUOUSLY AROUND PIPE.
4. PROVIDE CONTINUOUS EXTRUSION WELD AT PIPE BOOT/LINER INTERFACE.
5. FORM BOOT WITH SUFFICIENT MATERIAL TO PREVENT OVERSTRESSING DURING BACKFILLING, BUT WITHOUT FOLDS OR WRINKLES.
6. CONSTRUCT BOOT FROM SAME MATERIAL AS THE LINER.
7. ANGLE SHOULD NOT BE LESS THAN 30°. IF ANGLE LESS THAN 30° ADD SOIL AROUND THE PIPE TO INCREASE THE ANGLE AND PREVENT STRESSING AND CRACKING.
8. SEAL CLAMP AND END OF BOOT WITH HEAT SHRINK WRAP. EXTEND HEAT SHRINK WRAP ONE PIPE DIAMETER (MINIMUM) BEYOND CLAMP.
9. CONTRACTOR MAY USE PREFABRICATED PIPE BOOTS IN LIEU OF FIELD-FABRICATED BOOTS. CONNECT PREFABRICATED BOOT TO LINER AND PIPE PER MANUFACTURER'S RECOMMENDATIONS.

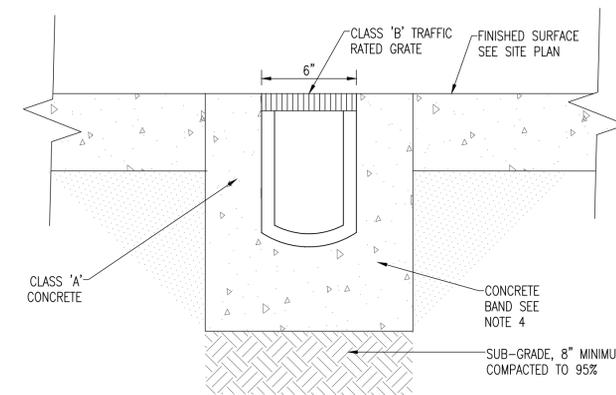
**6 WALL TIGHT PENETRATION**  
NO SCALE



**NOTES:**

1. LINER SHALL BE HDPE CONFORMING TO GEOSYNTHETIC RESEARCH INSTITUTE (GRI) GM13 OR LLDFE CONFORMING TO GRI GM17.
2. LINER SHALL LAY FLUSH WITH SURFACE WITH NO AIR VOIDS BELOW THE LINER PRIOR TO BACKFILLING MATERIAL ABOVE LINER.
3. OVERLAP LINER PER MANUFACTURER'S RECOMMENDATIONS.
4. ALL SEAMS SHALL BE WELDED PER MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE SPECIFIED.
5. SECURE LINER CONTINUOUSLY WITH DOUBLE-SIDED TAPE ALONG LINER EDGE AND SINGLE SIDED TAPE ALONG TOP EDGE OF LINER TO HOLD LINER IN PLACE DURING BACKFILLING.
6. TOP OF LINER LINER OR EQUAL WATERPROOFING SHALL EXTEND TO TOP OF FREEBOARD ELEVATION (2" BELOW TOP OF PLANTER).
7. APPLY BUTYL MASTIC CAULK, BATTEN STRIP, AND NEOPRENE RUBBER PAD CONTINUOUSLY ALONG TOP EDGE OF LINER.
8. APPLY BEAD OF POLYURETHANE ELASTOMERIC SEALANT CONTINUOUSLY ALONG TOP EDGE OF BATTEN STRIP ASSEMBLY.

**7 WATERTIGHT LINER ATTACHMENT**  
NO SCALE



**NOTES:**

1. PRE-SLOPED TRENCH DRAIN. CONTRACTOR MAY USE POLYCAST 600 SERIES OR ZURN890 OR ACO DRAINLINE 150.
2. MIN INVERT DEPTH 4-INCH.
3. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. 4-INCH SIDE, 6-INCH BOTTOM

**8 TRENCH SECTION**  
NO SCALE

SYMBOL	DESCRIPTION	DATE	APPROVED
A	FOR REVIEW	11-01-21	IK



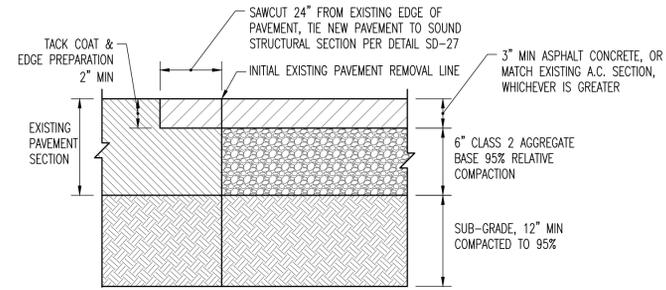
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APN: 036-103-620**

**DETAILS**

DATE	NOVEMBER 2021
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
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SHEET	7 OF 15

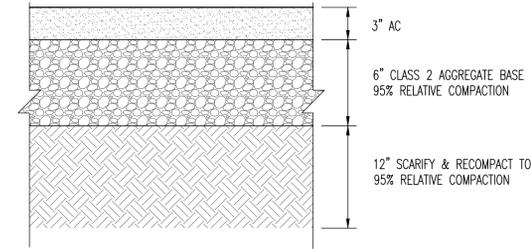
**C2.1**



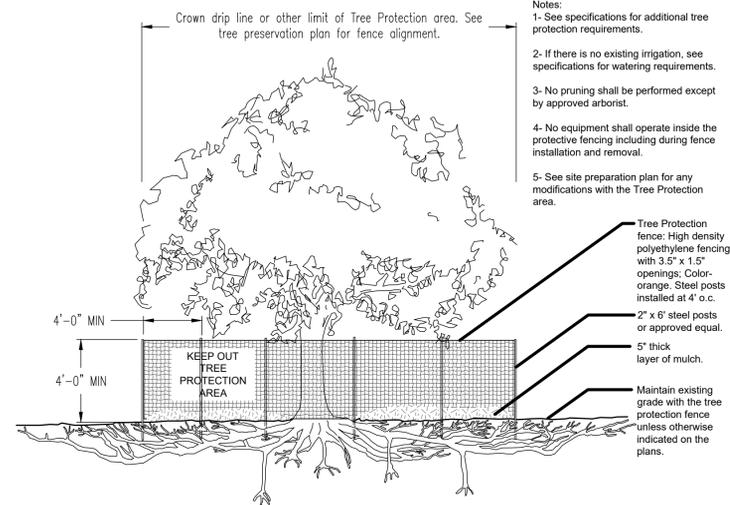
NOTES:

1. PAVEMENT RESTORATION MUST EQUAL EXISTING SECTION.

**1** TRANSITION AC DETAIL  
SCALE: NO SCALE



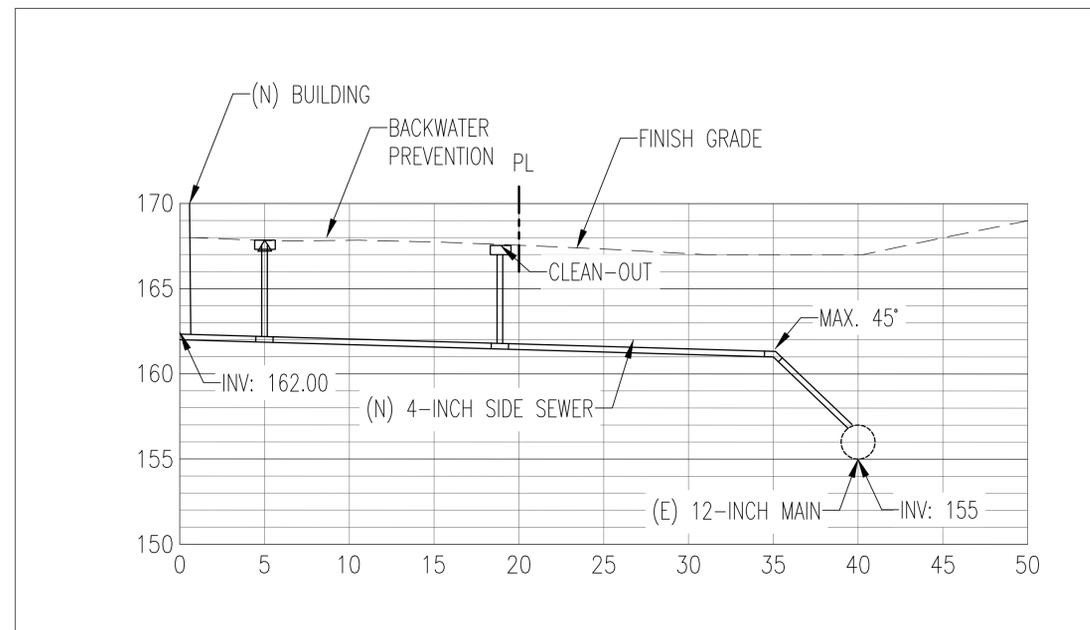
**2** AC SECTION DETAIL  
SCALE: NO SCALE



Notes:

- 1- See specifications for additional tree protection requirements.
- 2- If there is no existing irrigation, see specifications for watering requirements.
- 3- No pruning shall be performed except by approved arborist.
- 4- No equipment shall operate inside the protective fencing including during fence installation and removal.
- 5- See site preparation plan for any modifications with the Tree Protection area.

**3** TREE PROTECTION DETAIL  
SCALE: NO SCALE



**4** SIDE SEWER LATERAL SECTION DETAIL  
SCALE: 1"=5'

SYMBOL	DESCRIPTION	DATE	APPROVED
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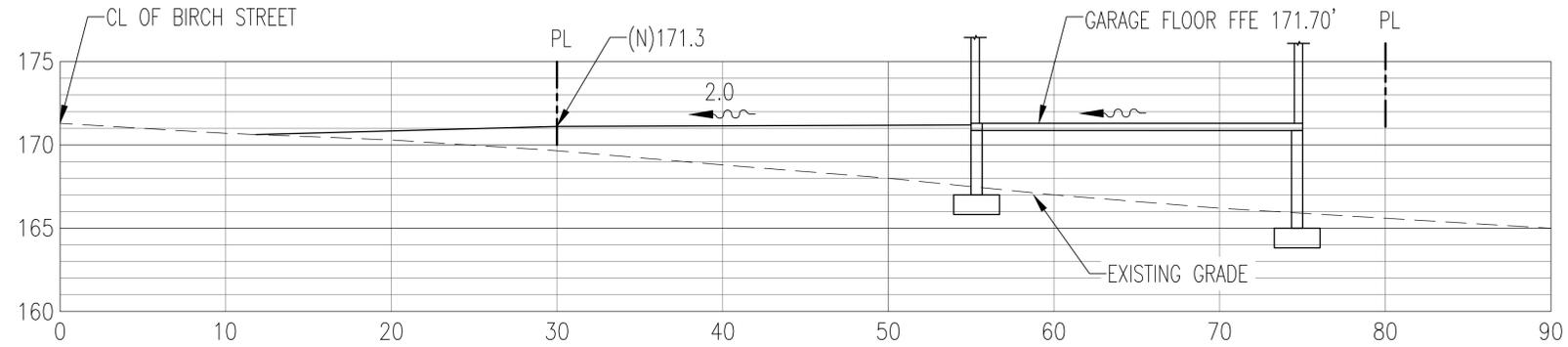
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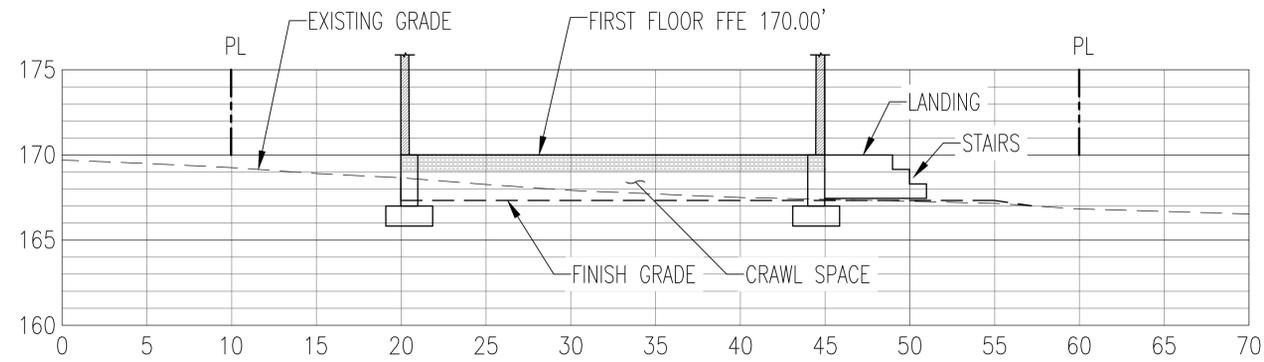
**DETAILS**

DATE	NOVEMBER 2021
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT#	21927
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**C2.2**



1 SECTION A-A  
1"=5'; V:1', H:5'



2 SECTION B-B  
1"=5'; V:1', H:5'

SYMBOL	DESCRIPTION	DATE	APPROVED
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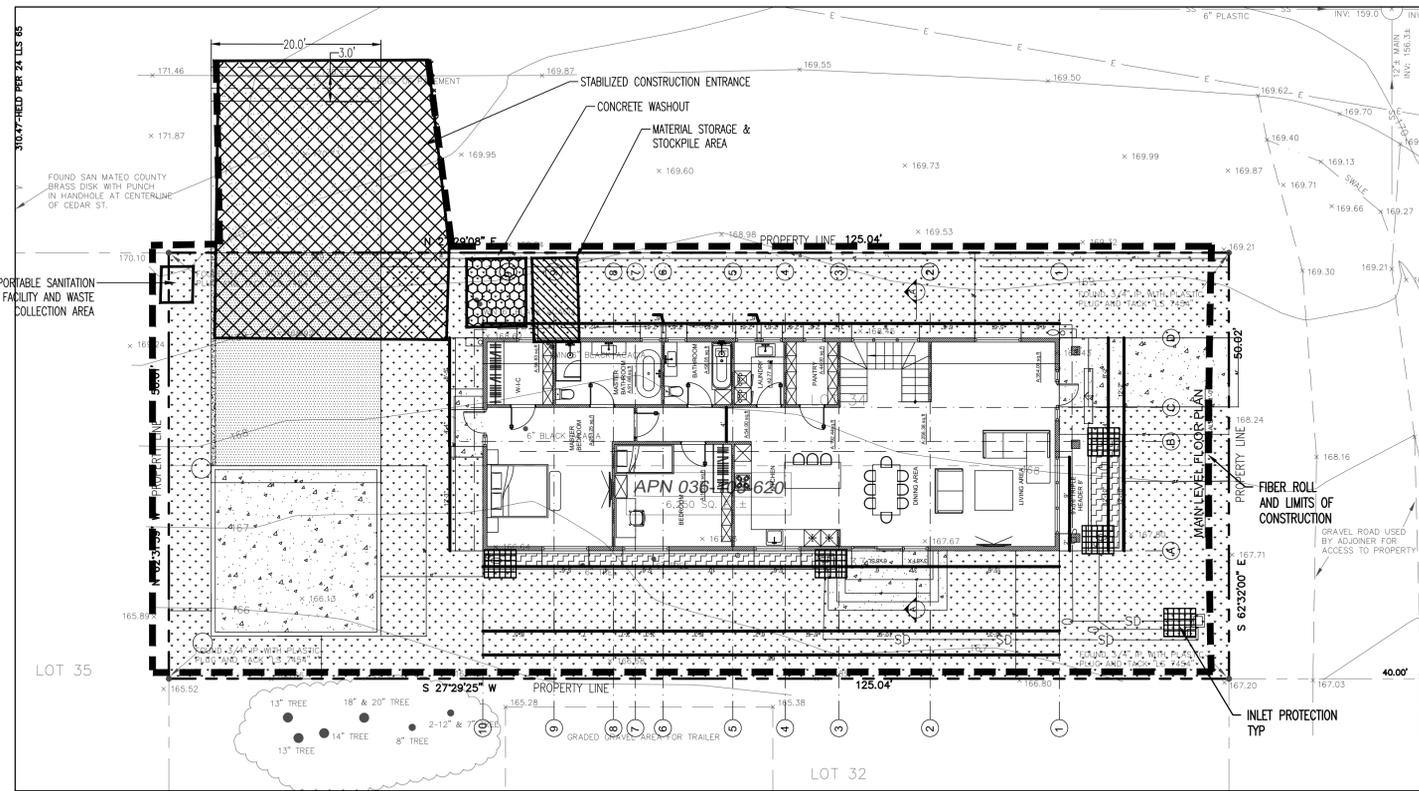
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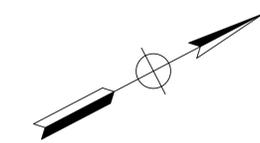
SECTION A-A

DATE	NOVEMBER 2021
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT#	21927
SHEET	9 OF 15

C2.3



1 SITE PLAN  
SCALE 1"=10'



**EROSION & SEDIMENT CONTROL NOTES:**

- THIS PLAN IS INTENDED FOR EROSION CONTROL ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND FILING ALL PLANS WITH THE RELATED AGENCIES ASSOCIATED WITH THEIR WORK. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, PERMITS FOR STORAGE OF HAZARDOUS MATERIALS, BUSINESS PLANS, PERMITS FOR STORAGE OF FLAMMABLE LIQUIDS, GRADING PERMITS, OR OTHER PLANS OR PERMITS REQUIRED BY THE JURISDICTION. ALL PROPERTY OWNERS, CONTRACTORS, OR SUBCONTRACTORS WORKING ON-SITE ARE INDIVIDUALLY RESPONSIBLE FOR OBTAINING AND SUBMITTING ANY BUSINESS PLANS OR PERMITS REQUIRED BY CITY, STATE OR LOCAL AGENCIES.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED, DURING THE RAINY SEASON (OCT. 15 TO MAY 15), UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS PLAN TO MEET FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE OWNER. CHANGES MADE TO SUIT FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE OWNER. CHANGES MADE TO SUIT FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CIVIL ENGINEER AND JURISDICTION FOR COMMENT AND APPROVAL.
- ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AS NECESSARY AT THE END OF EACH WORKING DAY, AFTER SIGNIFICANT RAIN OR DAILY DURING THE RAINY SEASON.
- IF SIGNIFICANT SEDIMENT OR OTHER VISUAL SYMPTOMS OF IMPURITIES ARE NOTICED IN THE STORM WATER, CONTACT THE CIVIL ENGINEER IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND RESTORATION OF ALL ASPECTS OF THE EROSION CONTROL PLAN. SEDIMENT ON THE SIDEWALKS AND CUTTERS SHALL BE REMOVED BY SHOVEL OR BROOM AND DISPOSED APPROPRIATELY.
- ALL EMPLOYEES, CONTRACTORS, AND SUBCONTRACTORS ARE RESPONSIBLE FOR CONFORMING TO THE ELEMENTS SHOWN ON THIS PLAN AND RELATED DOCUMENTS.
- CONTRACTOR TO EMPLOY BEST MANAGEMENT PRACTICES (BMP'S) IN ACCORDANCE WITH THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION.
- ALL DUMPSTERS OR OTHER TRASH STORAGE ENCLOSURES SHALL BE UTILIZED SOLELY FOR NON-HAZARDOUS MATERIALS.
- CONTRACTOR TO PROPERLY AVOID AND PROTECT EXISTING TREES AND TREE ROOTS
- DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS, THE SITE SHALL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF ENTERS THE STORM DRAIN SYSTEM. THESE PLANS SHALL REMAIN IN EFFECT UNTIL THE IMPROVEMENTS ARE ACCEPTED BY THE JURISDICTION AND ALL SLOPES ARE STABILIZED.
- BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE JURISDICTION.
- REMOVE SPOILS PROMPTLY AND AVOID STOCKPILING OF FILL MATERIALS WHEN RAIN IS FORECAST. IF RAIN IS FORECAST OR APPARENT, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH PLASTIC OR A TARP, AT THE REQUEST OF THE JURISDICTION.
- STORE, HANDLE AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES SO AS TO PREVENT THEIR ENTRY INTO THE STORM DRAIN SYSTEM. CONTRACTOR MUST NOT ALLOW CONCRETE, WASHWATERS, SLURRIES, PAINT OR OTHER MATERIALS TO ENTER THE CATCH BASINS, STORM DRAINAGE, OR ENTER SITE RUNOFF.
- USE FILTRATION OR OTHER APPROVED MEASURES TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- NO CLEANING, FUELING OR MAINTAINING VEHICLES ON SITE SHALL BE PERMITTED TO ALLOW DELETERIOUS MATERIALS FROM ENTERING THE CATCH BASINS, STORM DRAINAGE, OR ENTER SITE RUNOFF.
- EROSION CONTROL MEASURES TO BE EMPLOYED PER "EROSION AND SEDIMENT CONTROL FIELD MANUAL", CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CENTRAL COAST REGION.
- VEHICLES SHALL BE WASHED PRIOR TO LEAVING SITE DURING CONSTRUCTION.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH APPROVED METHODS ESTABLISHED BY THE SOILS ENGINEER.
- STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE STABILIZED TO PREVENT EROSION AND SEDIMENTATION.
- APPLY SEED, FERTILIZER AND STRAW MULCH, THEN TRACK OR PUSH IN THE MULCH WITH AN APPROVED MECHANICAL MEANS OR BY HAND.
- DISTURBANCE OF SURFACE VEGETATION DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
- DISTURBED AREAS SHOULD BE SEEDED, FERTILIZED, AND MULCHED TO PREVENT EROSION DURING WINTER MONTHS. INSTALL STRAW BALE SILTATION BARRIER AS NECESSARY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR STREET SWEEPING TO KEEP DUST, SOIL, AND OTHER CONSTRUCTION DEBRIS FROM LEAVING PROJECT SITE.

**COUNTY OF SAN MATEO EROSION & SEDIMENT CONTROL NOTES:**

- EROSION CONTROL POINT OF CONTACT: NAME: ADDRESS: EMAIL: TEL:
- PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
  - MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
  - STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
  - CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
  - USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMIT(S) AS NECESSARY.
  - AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
  - LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
  - LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
  - AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
  - TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
  - PLACEMENT OF EROSION MATERIALS REQUIRED ON WEEKENDS AND DURING RAIN EVENTS.
  - THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE, ETC., SHALL NOT BE ENLARGED OR "RUN OVER."
  - CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."
  - DUST CONTROL IS REQUIRED YEAR-ROUND.
  - EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
  - USE OF PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30 IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
  - TREE PROTECTION SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRADING, EXCAVATING OR GRUBBING IS STARTED
  - PROTECT ALL STORM DRAIN INLETS AND OUTLETS IN VICINITY OF SITE USING SEDIMENT CONTROLS SUCH AS BERMS, FIBER ROLLS, OR FILTERS.
  - USE TEMPORARY EROSION CONTROLS TO STABILIZE ALL DENUDED AREAS UNTIL PERMANENT EROSION CONTROLS ARE ESTABLISHED.
  - TRAP SEDIMENT ON-SITE, USING BEST MANAGEMENT PRACTICES SUCH AS SEDIMENT BASINS OR TRAPS, EARTHEN DIKES OR BERMS, SILT FENCES, CHECK DAMS, SOIL BLANKETS OR MATS, COVERS FOR SOIL STOCK PILES, ETC.
  - DIVERT ON-SITE RUNOFF AROUND EXPOSED AREAS; DIVERT OFF-SITE RUNOFF AROUND THE SITE (E.G., SWALES AND DIKES).
  - PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACT USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

**CONSTRUCTION PARKING AND STORAGE**

- PARK CONSTRUCTION VEHICLES IN THE DESIGNATED AREAS OF THE EXISTING DRIVEWAY AND ALONG LARCHMONT RD
- EQUIPMENT AND MATERIALS TO BE STORED AS SHOWN ON PLAN

**CONSTRUCTION NOTES:**

- EXCAVATION, GRADING, FILLING, CLEANING OF VEGETATION SHALL BE DONE BY HAND AND/OR SMALL MACHINERY. USE STOCKPILE AREA FOR STORAGE.
- MIXED CONSTRUCTION AND DISPOSAL DEBRIS MUST BE TRANSPORTED OFF-SITE BY ORDINANCE OF CITY, STATE, OR LOCAL AGENCIES.
- CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION AND INSTALL PERMANENT IRRIGATION AFTER COMPLETION OF THE CONSTRUCTION.
- ALL DISTURBED AREAS MUST BE GRASSED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.

**LEGEND**



SYMBOL	DESCRIPTION	DATE	APPROVED
A	FOR REVIEW	11-01-21	IK



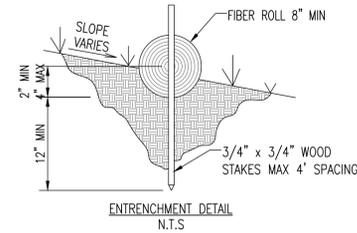
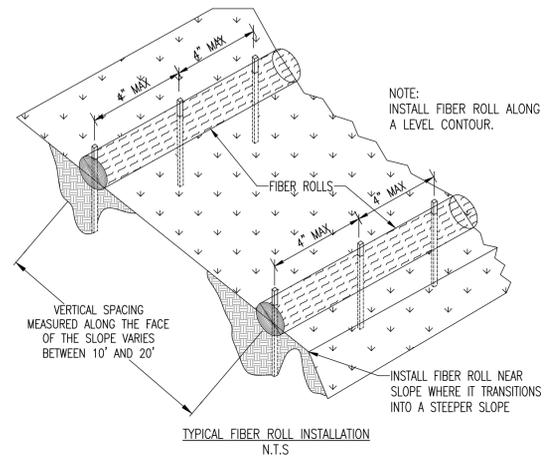
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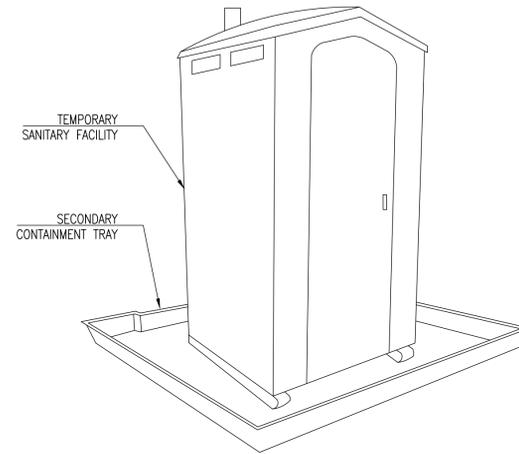
**EROSION CONTROL PLAN**

DATE	NOVEMBER 2021
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT	21927
SHEET	10 OF 15

**C3.0**



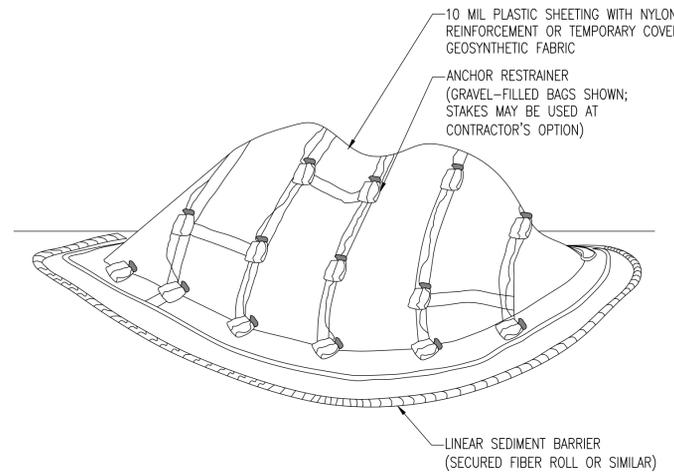
**1 FIBER ROLL**  
NOT TO SCALE



**STORAGE AND DISPOSAL PROCEDURES:**

- TEMPORARY SANITARY FACILITIES SHOULD BE LOCATED AWAY FROM DRAINAGE FACILITIES, WATERCOURSES, AND FROM TRAFFIC CIRCULATION. IF SITE CONDITIONS ALLOW, PLACE PORTABLE FACILITIES A MINIMUM OF 50 FEET FROM DRAINAGE CONVEYANCES AND TRAFFIC AREAS.
- WHEN SUBJECTED TO HIGH WINDS OR RISK OF HIGH WINDS, TEMPORARY SANITARY FACILITIES SHOULD BE SECURED TO PREVENT OVERTURNING.
- TEMPORARY SANITARY FACILITIES MUST BE EQUIPPED WITH SECONDARY CONTAINMENT TRAYS TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORMWATER DRAINAGE SYSTEM OF THE RECEIVING WATER.
- ARRANGE FOR REGULAR WASTE COLLECTION, DO NOT ALLOW SANITARY FACILITY TO BECOME OVERFULL.

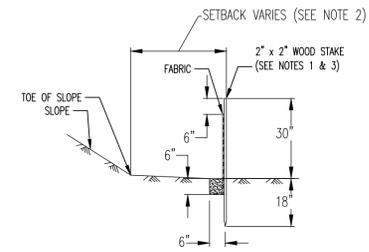
**2 SANITARY WASTE MANAGEMENT**  
NOT TO SCALE



**NOTES:**

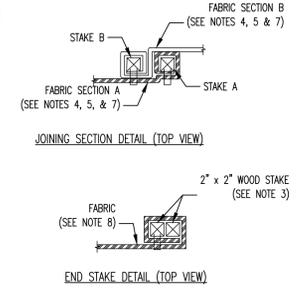
- ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
- STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
- NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
- PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
- DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

**3 TEMPORARY COVER ON STOCKPILE**  
NOT TO SCALE



**NOTES:**

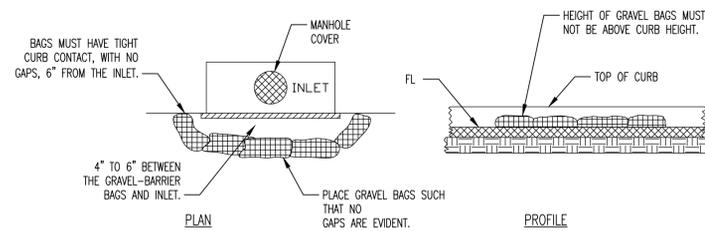
- STAKE DIMENSIONS ARE NOMINAL.
- DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS.
- STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
- STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE AND FULL TURN. SECURE.



**FABRIC TO STAKE WITH 4 STAPLES.**

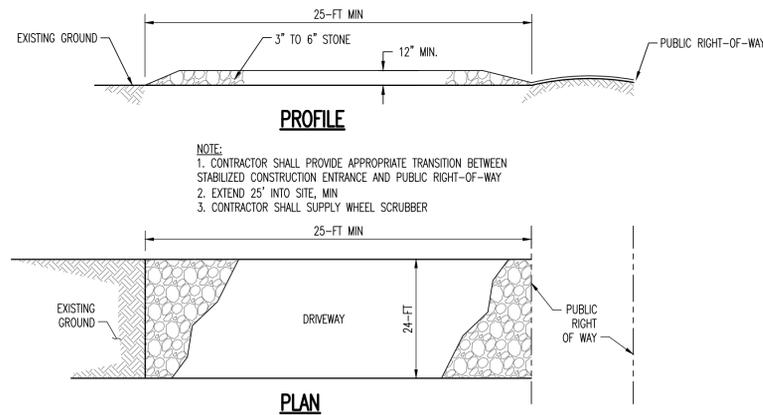
- STAKES SHALL BE DRIVEN TIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE.
- FOR END STAKE, FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES.
- JOINING SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS.

**4 SILT FENCE**  
NOT TO SCALE

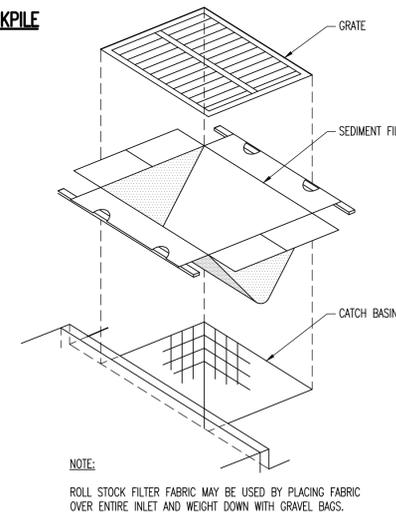


- NOTES:**
- GRAVEL BAGS SHALL CONTAIN 1" TO 2" DIAMETER ROCK CONTAINED IN PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS ABOUT 24" LONG, 12" WIDE, AND 6" HIGH.

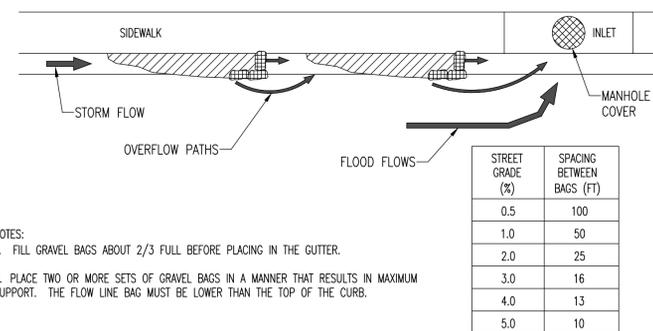
**5 DRAIN INLET BARRIER**  
NOT TO SCALE



**6 STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE

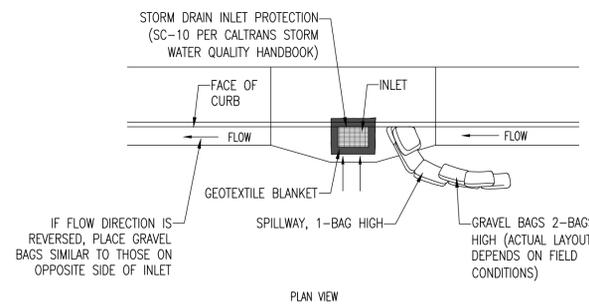


**7 INLET FILTER DETAIL**  
NOT TO SCALE



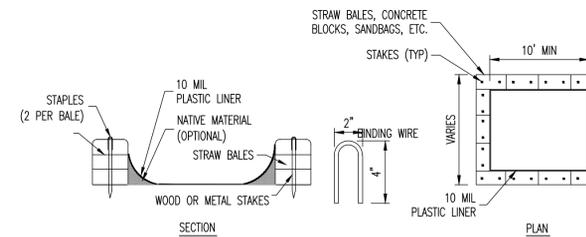
- NOTES:**
- FILL GRAVEL BAGS ABOUT 2/3 FULL BEFORE PLACING IN THE GUTTER.
  - PLACE TWO OR MORE SETS OF GRAVEL BAGS IN A MANNER THAT RESULTS IN MAXIMUM SUPPORT. THE FLOW LINE BAG MUST BE LOWER THAN THE TOP OF THE CURB.

**8 CURB AND GUTTER CONTAINMENT**  
NOT TO SCALE



IF FLOW DIRECTION IS REVERSED, PLACE GRAVEL BAGS SIMILAR TO THOSE ON OPPOSITE SIDE OF INLET

**9 STORM DRAIN INLET PROTECTION**  
NOT TO SCALE



- NOTES:**
- ACTUAL LAYOUT DETERMINED IN FIELD
  - THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY

**10 CONCRETE WASHOUT**  
NOT TO SCALE

SYMBOL	DESCRIPTION	DATE	APPROVED
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**EROSION CONTROL  
DETAILS**

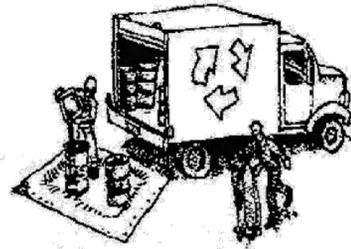
DATE	NOVEMBER 2021
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT#	21927
SHEET	11 OF 15

**C3.1**

# Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

## Materials & Waste Management



### Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

### Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

### Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

### Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



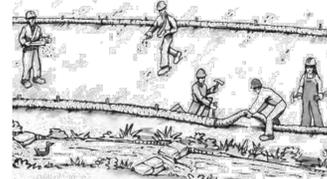
### Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

### Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

## Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

### Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

## Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

### Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

## Concrete, Grout & Mortar Application



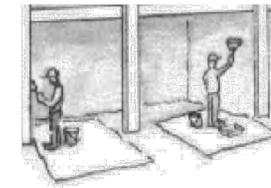
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

## Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

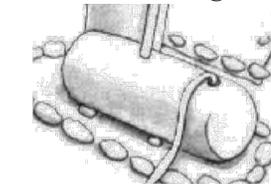
## Painting & Paint Removal



### Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

## Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

**Storm drain polluters may be liable for fines of up to \$10,000 per day!**

SYMBOL	DESCRIPTION	DATE	APPROVED
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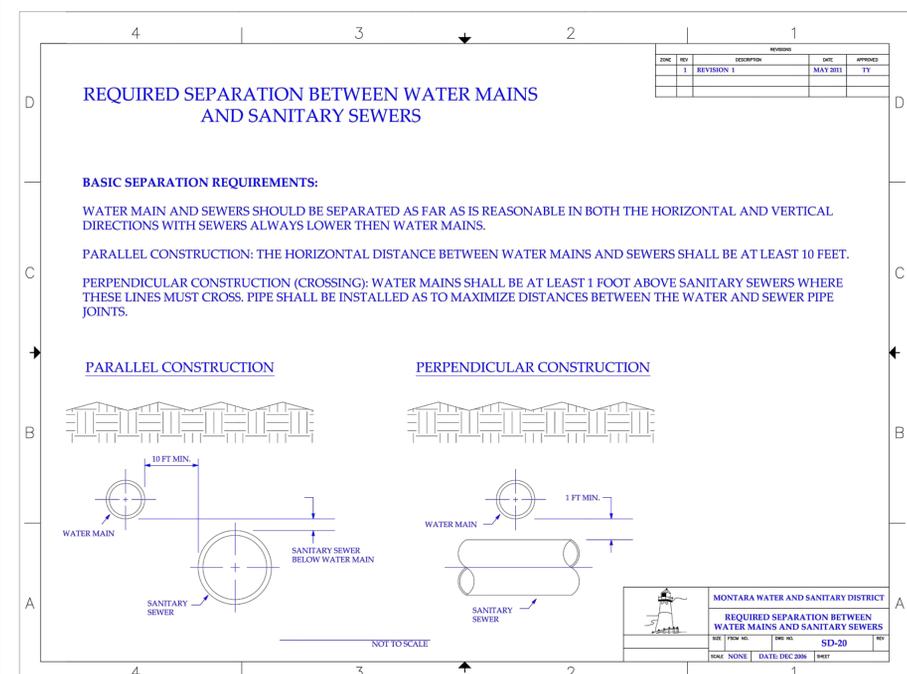
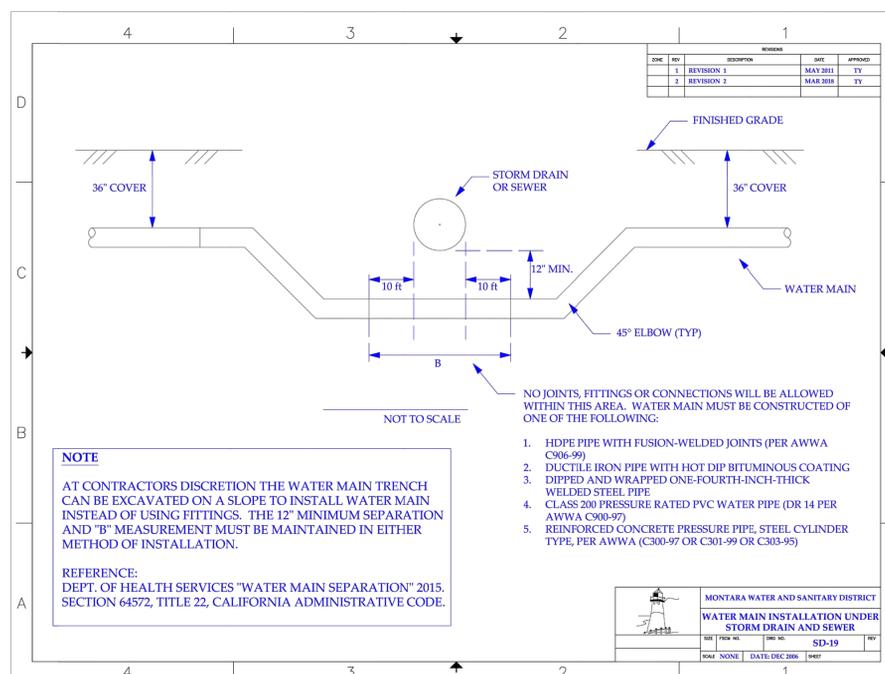
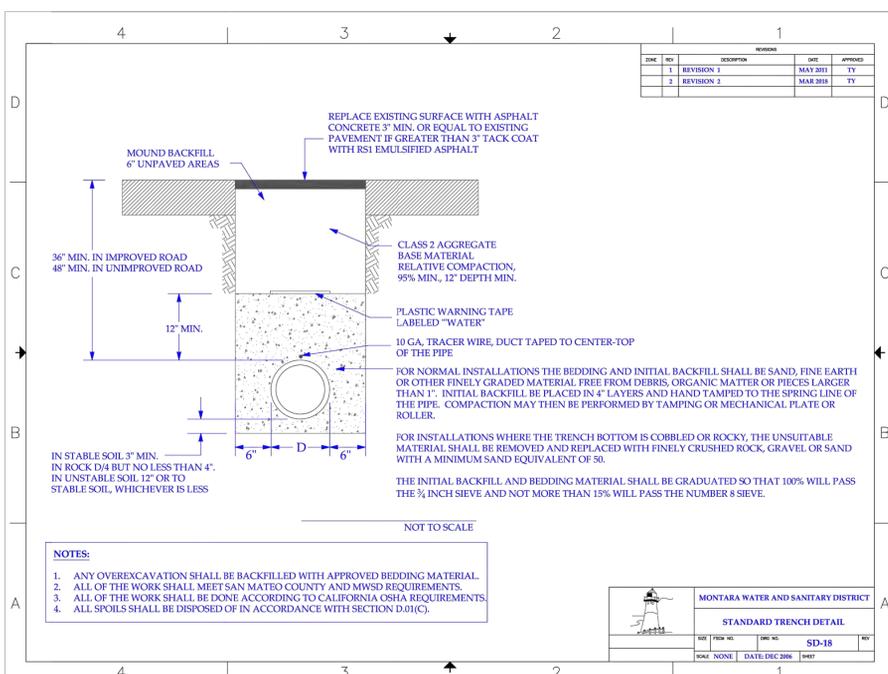
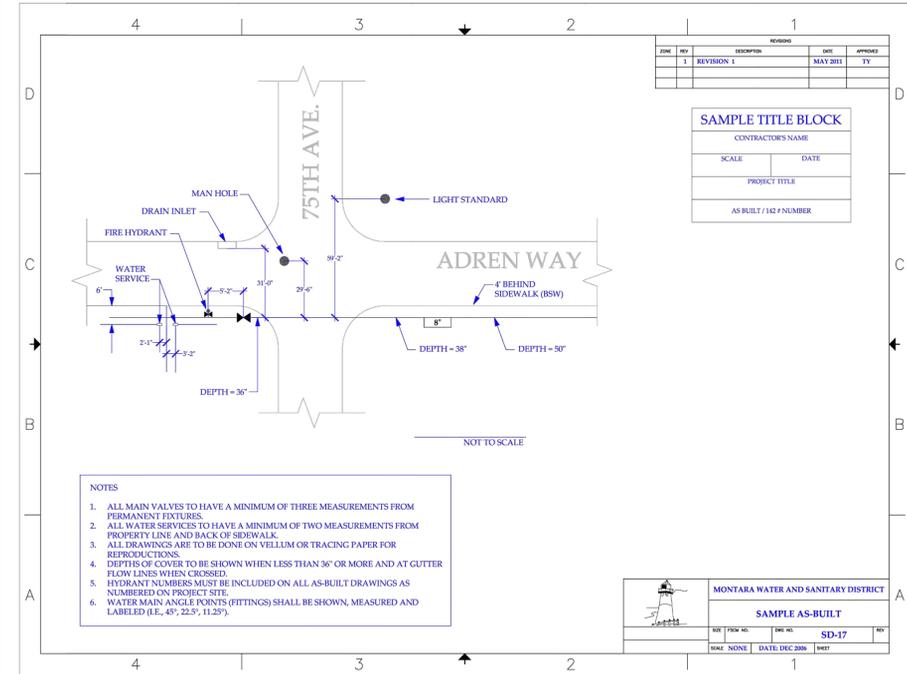
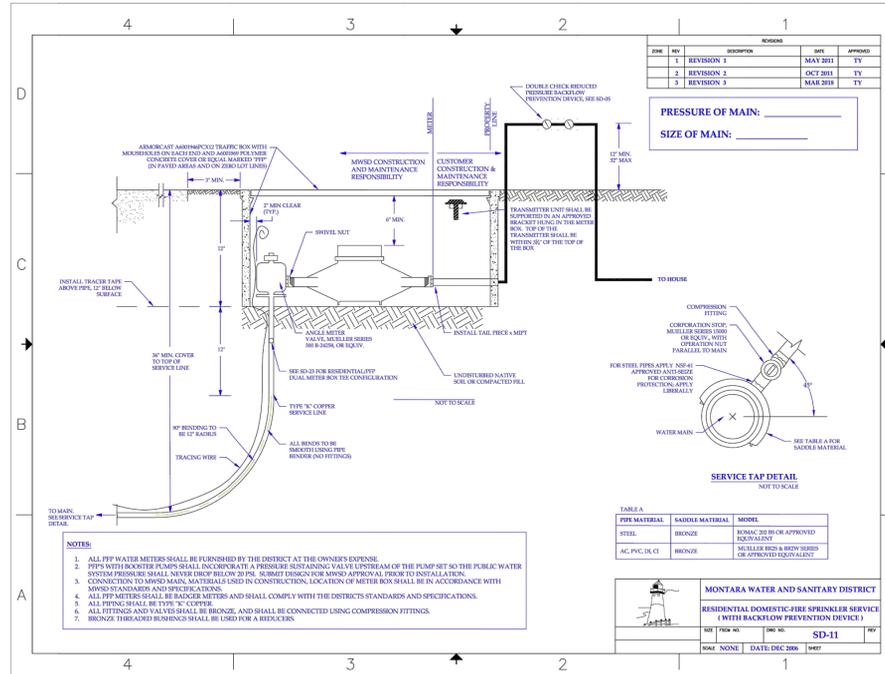
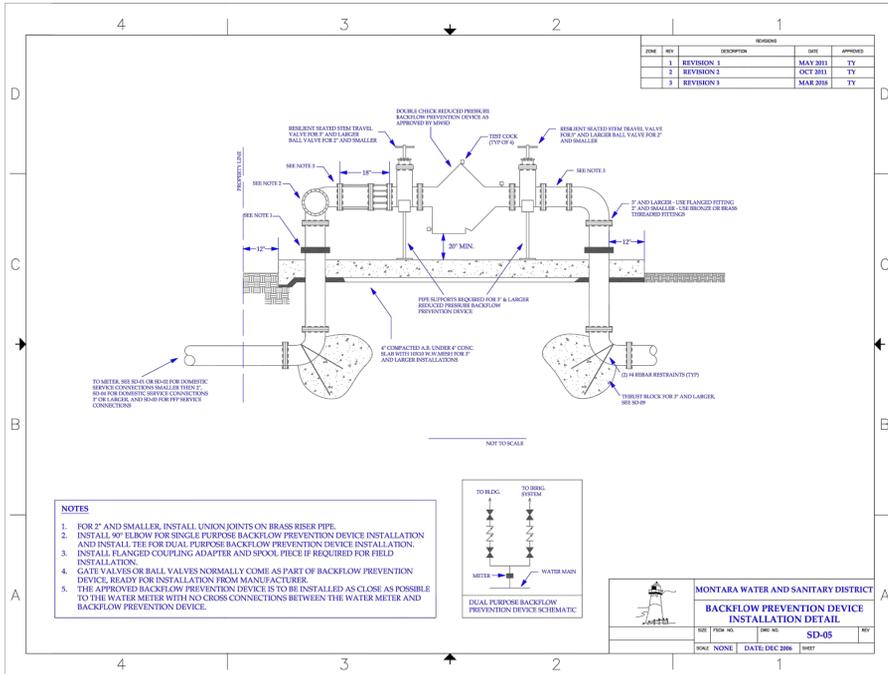
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**CONSTRUCTION BMP**

DATE	NOVEMBER 2021
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT#	21927
SHEET	12 OF 15

**C3.2**



**REVISIONS**

NO.	DATE	DESCRIPTION	APPROVED
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A	FOR REVIEW		



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**MONTARA, CA 94037**  
**APN: 036-103-620**

**WATER SERVICE**  
**DETAILS**

DATE	NOVEMBER 2021
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT	21927
SHEET	13 OF 15

**C4.0**



